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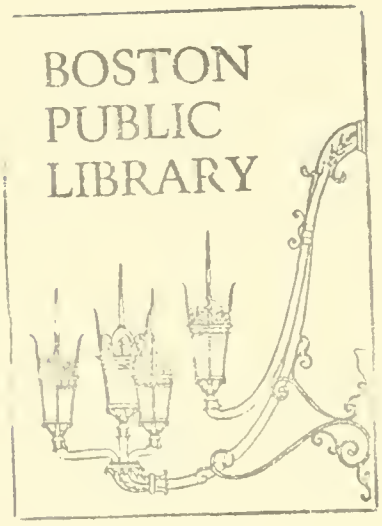
BOSTON
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LIBRARY

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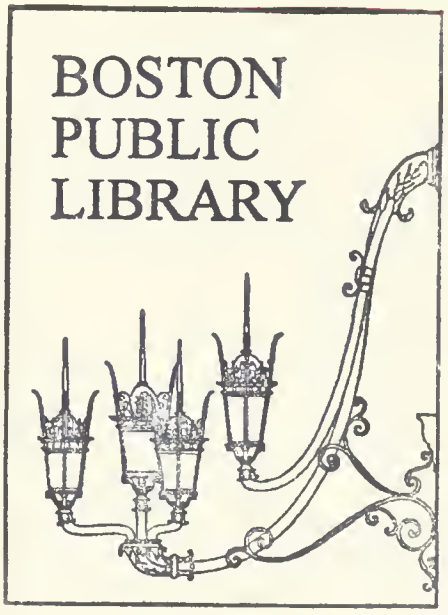
MIDTOWN CULTURAL DISTRICT DEVELOPMENT UPDATE

MARCH 1989

1. DEVELOPMENT PIPELINE
2. CONSTRUCTION SCHEDULE AND DELIVERY
3. ARTICLE 31 STATUS
4. PROJECT FACT SHEETS
    1. 73 Tremont Street
    2. 45 Province Street
    3. 90 Tremont Street/Tremont Temple
    4. 110-120 Tremont Street
    5. 40 Franklin Street
    6. Boston Crossing
    7. Commonwealth Center
    8. Parkside East (165 Tremont Street)
    9. Parkside West (168 Tremont Street
    10. Parkside at Mason (172 Tremont Street)
    11. 600 Washington Street
    12. Parcel P-7
    13. 144 Boylston Street
    14. Park Square Pavilion
    15. Parcel C-4
    16. One Lincoln Street



73 TREMONT STREET

GENERAL INFORMATION
PROJECT ADDRESS: 73 Tremont Street
DEVELOPER: Unicorp American Realty Trust
OWNER: Unicorp American Corporation
DEVELOPMENT MANAGERS: The Leggat McCall Companies
ARCHITECT: CBT
LEGAL COUNSEL: Csaplar & Bok

ZONING INFORMATION
IPOD ZONING: Medium Growth Subdistrict M
UNDERLYING ZONING: B-8
REQUIRED ZONING RELIEF: 8-7 conditional use; 15-1 FAR; 20-1 rear yard; 21-1 parapet setback; 24-1 off-street loading (all granted).

PROPOSAL INFORMATION
DEVELOPMENT PROGRAM
TOTAL SF: 296,000
OFFICE SF: 276,000
RETAIL SF: 20,000
HOTEL SF & ROOMS: 0
RESIDENTIAL SF & UNITS: 0
OTHER SF (SPECIFY): 0
PARKING SPACES: ~~74~~ 127 below grade

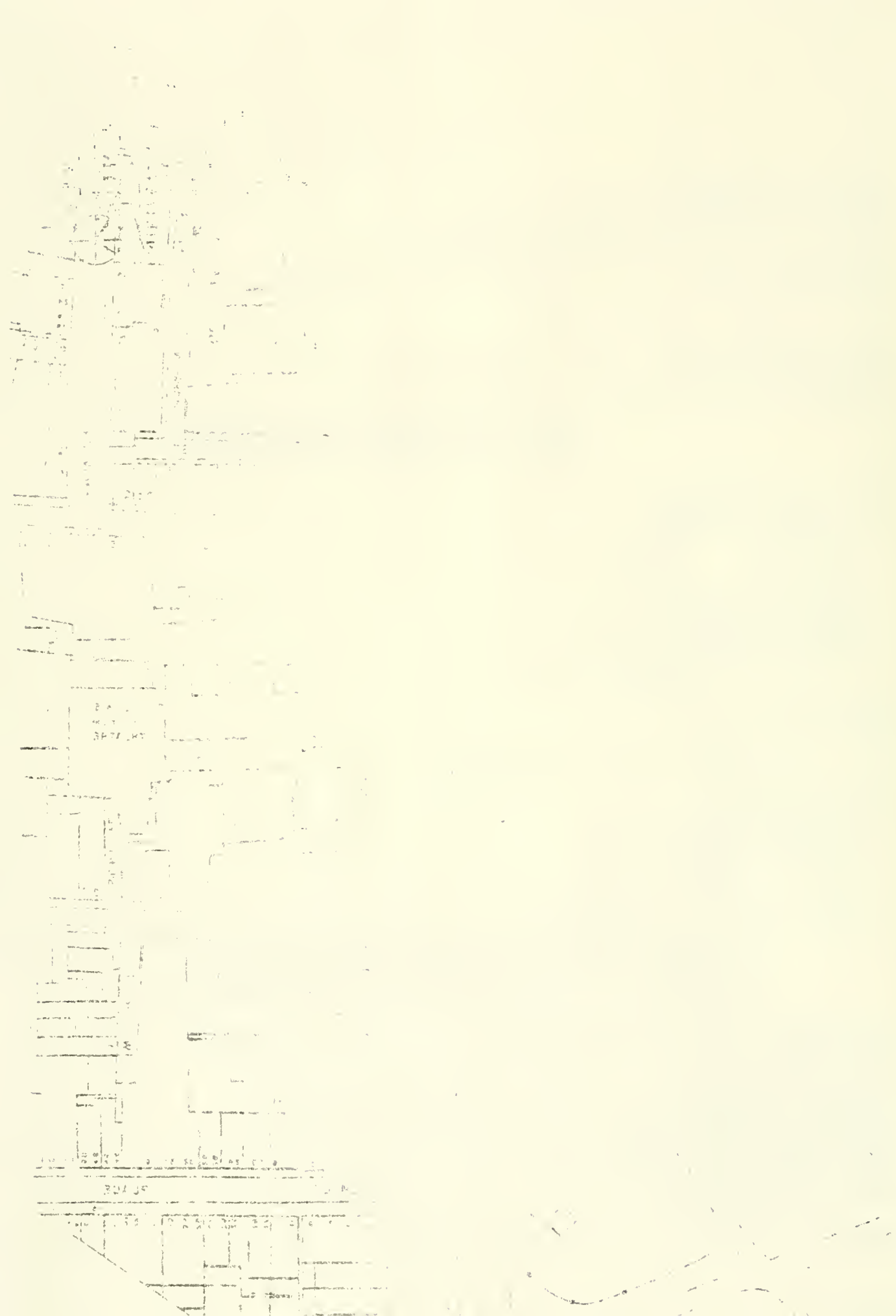
SITE AREA: 29,939
HEIGHT: 168
FAR: 11.67
TOTAL DEVELOPMENT COST: $45,043,000

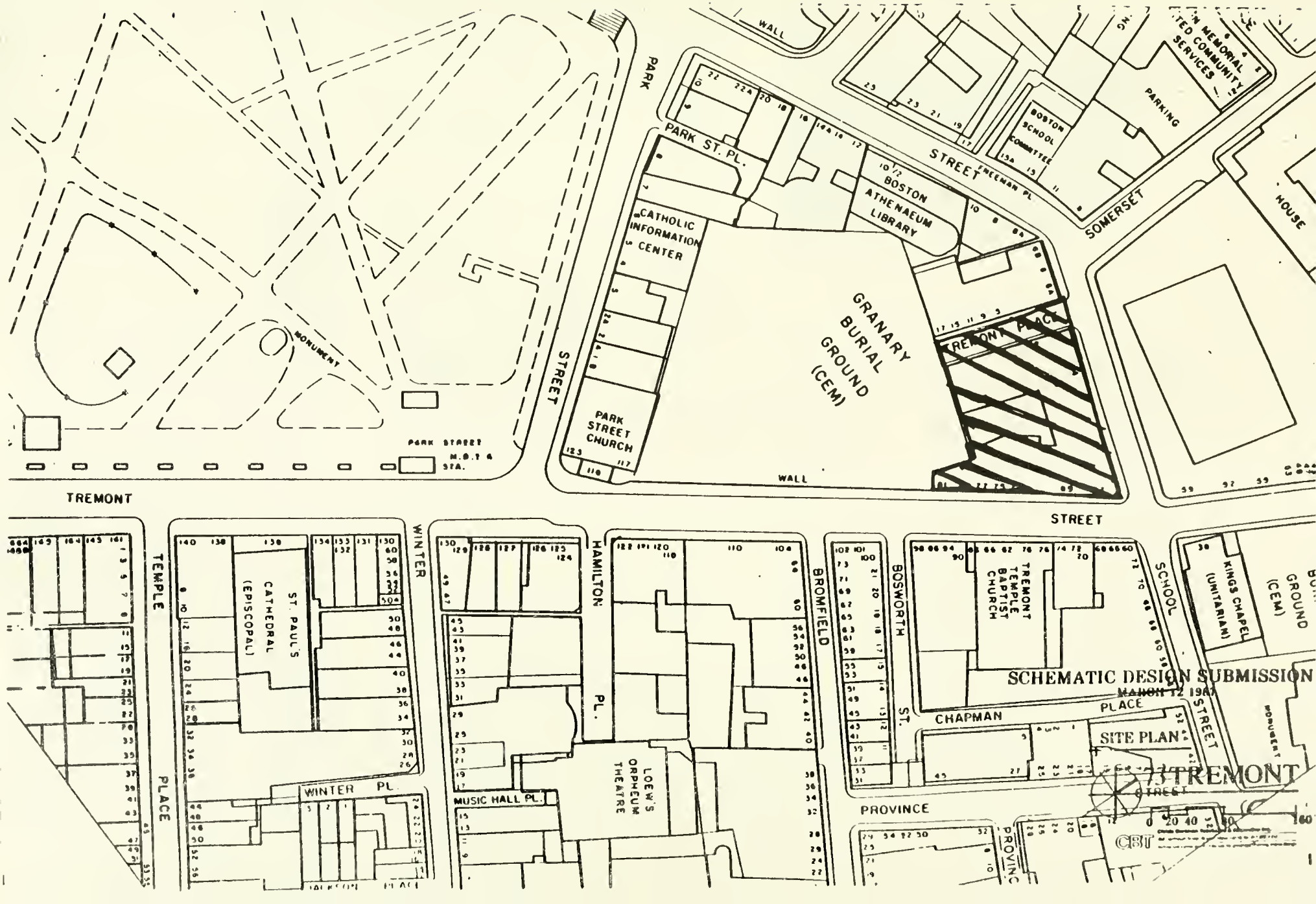
PUBLIC BENEFITS:
CONSTRUCTION JOBS: 270
PERMANENT JOBS: 1000
TAXES: $102,970
HOUSING LINKAGE: $980,000
JOBS LINKAGE: $196,000
OTHER: Developer is organizing a Friends of the Granary Burial Ground organization; making a $100,000 capital contributuion for improvement of the Granary; and taking primary responsiblity for ongoing maintenance.

DEVELOPMENT REVIEW APPROVAL STATUS

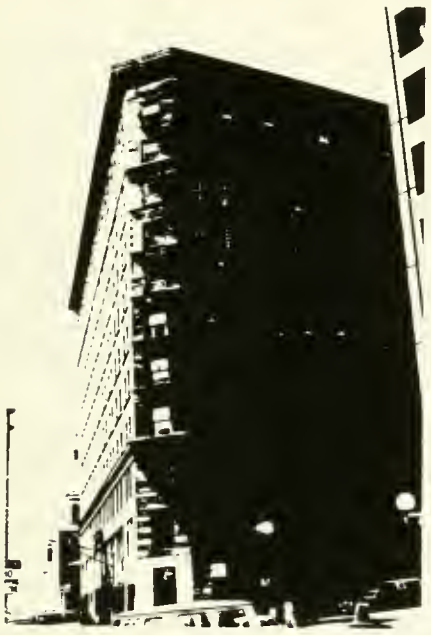
DIPP HEARING DATE: May 7, 1987
SUBJECT TO BCDC REVIEW: Yes (60-day period expired)
SUBJECT TO ARTICLE 31: No
DATE OF BOARD OF APPEAL HEARING: May 26, 1987
OTHER SIGNIFICANT DATES:
START OF CONSTRUCTION: October 1987 (demolition only)
DATE OF COMPLETION: 1989

STATUS: Schematic approval given February 11, 1988




PARK
STREET
MONUMENT
PARK STREET
M.B.T.A.
STA.
TREMONT
PARK ST. PL.
WALL
CATHOLIC
INFORMATION
CENTER
PARK
STREET
CHURCH
GRANARY
BURIAL
GROUND
(CEM)
BOSTON
ATHENAEUM
LIBRARY
WALL
STREET
FREEMAN PL.
BOSTON
SCHOOL
COMMITTEE
PARKING
SOMERSET
HOUSE
TEMPLE
PLACE
ST. PAUL'S
CATHEDRAL
(EPISCOPAL)
WINTER
WINTER PL.
HAMILTON
PL.
MUSIC HALL PL.
LOEW'S
ORPHEUM
THEATRE
BROMFIELD
BOSWORTH
ST.
TREMONT
TEMPLE
BAPTIST
CHURCH
SCHOOL
STREET
KINGS CHAPEL
(UNITARIAN)
BURIAL
GROUND
(CEM)
CHAPMAN
PLACE
PROVINCE
SCHEMATIC DESIGN SUBMISSION
MARCH 12 1981
SITE PLAN
33 TREMONT
STREET
0 20 40 80
CBT

BOSTON LANDMARKS COMMISSION Building Information Form Form No. ___ Area CBD



ADDRESS 67-81 Tremont COR. 4 Beacon 2 Tremont Pl.

NAME Tremont Building (same)
present original

MAP No. 25N/12E SUB AREA Gov. Ctr.

DATE 1895-1896 (Damrell[1] and City Dir.)
source (no permit)

ARCHITECT Winslow & Wetherell (floorplans)[2]
source

BUILDER Norcross Brothers (Damrell[1])
source

OWNER
original present

PHOTOGRAPHS 11/4*80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices

NO. OF STORIES (1st to cornice) 11 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) granite concrete iron/steel/alum.

BRIEF DESCRIPTION Massive late-19th c. elevator office building with restrained classical decoration, 9 bays on Tremont, 8 on Beacon & 12 on Tremont Pl. plus truncated corner bay. Two-story center entrance on Tremont with decorative surround & entablature on console brackets. Fret band above 3rd, followed by 6-story shaft of identical floors, a cornice, 2 upper stories and a heavy projecting copper cornice at the roofline.

EXTERIOR ALTERATION (minor) moderate drastic virtually intact

CONDITION (good) fair poor LOT AREA 25,406 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding building at prominant intersection; sloping site; building basically U-shaped with U opening onto Granary Burying Ground; sides facing burying ground have cast iron multi-story window bays

SIGNIFICANCE (cont'd on reverse)
Imposing, well-preserved late 19th century masonry early skyscraper office building with smooth granite surface and restrained use of ornament, designed by one of the city's most prolific and well-regarded late 19th century architectural firms.

The building stands on the site of the famous 1828 Greek Revival Tremont House, designed by Isaiah Rogers and considered the first

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	___	Conservation	___	Recreation	___
Agricultural	___	Education	___	Religion	___
Architectural	X	Exploration/ settlement	___	Science/ invention	___
The Arts	___	Industry	___	Social/ humanitarian	___
Commerce	___	Military	___	Transportation	___
Communication	___	Political	___		
Community/ development	___				

Significance (include explanation of themes checked above)

"modern" hotel in America. Among the famous guests who stayed there were Pres. Andrew Jackson, Charles Dickens and Jenny Lind. In the early 1890's, owner Frederick L. Ames prepared plans for a magnificent new hotel to replace the earlier structure but with his death the property passed into other hands and the present building was constructed.[1] In his Half Century of Boston's Building Chas. Damrell says of the structure, then under construction, "..when completed [it] will be one of the finest in the city. The exterior...will be of very plain and simple design, without attempt at undue ornamentation, no useless expense being put into architectural effects. The walls will be of solid masonry, with the floors of steel beams, with flat arches of fire-resisting material between."[1] (note the partial use of the new steel-frame technology).

Among the original tenants was the fancy grocery store S.S. Pierce, which moved here from its original location at Tremont and Court St, and the Home Savings Bank. Upper floors had about 50 offices per floor, rented over the years by lawyers, accountants, real estate agents, etc. (the 1930 Boston City Directory lists several hundred lawyers at this address)

Architects Walter T. Winslow (1843-1909) and George Wetherell (1854-1930) began work in the office of N.J. Bradlee and succeeded to his practice after Bradlee's death in 1888. During their dozen years of partnership, the firm built more than a dozen commercial bldgs extant in the CBD along, including the Proctor Bldg (100-106 Bedford), Shreve, Crump & Low (147 Tremont), Jewelers Bldg. (371-379 Washington) and Auchmuty Bldg. (104-122 Kingston)Later, with Henry F. Bigelow, Winslow designed the National Shawmut Bank Bldg on Water St. the Board of Trade Bldg, and many others.The contractor, Norcross Brothers, is also well-known as the builder of most of H.H. Richardson's works & one of the first general contractors.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Listed ont the National Register as part of the "Park Street" District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Chas. Damrell, A Half Century of Boston's Building (1895) quote from p. 102 Norcross Brothers listed as the contractor on p. 368.
2. Floorplans and blueprints with architect's name printed on them, Bostonia Society, Rice-Mank Collection.
3. Architectural Club Yearbook, 1899 (illustration, no attribution or text)
4. King's How to See Boston, 1895. Gives 1894 as date of demolition of Tremont House.

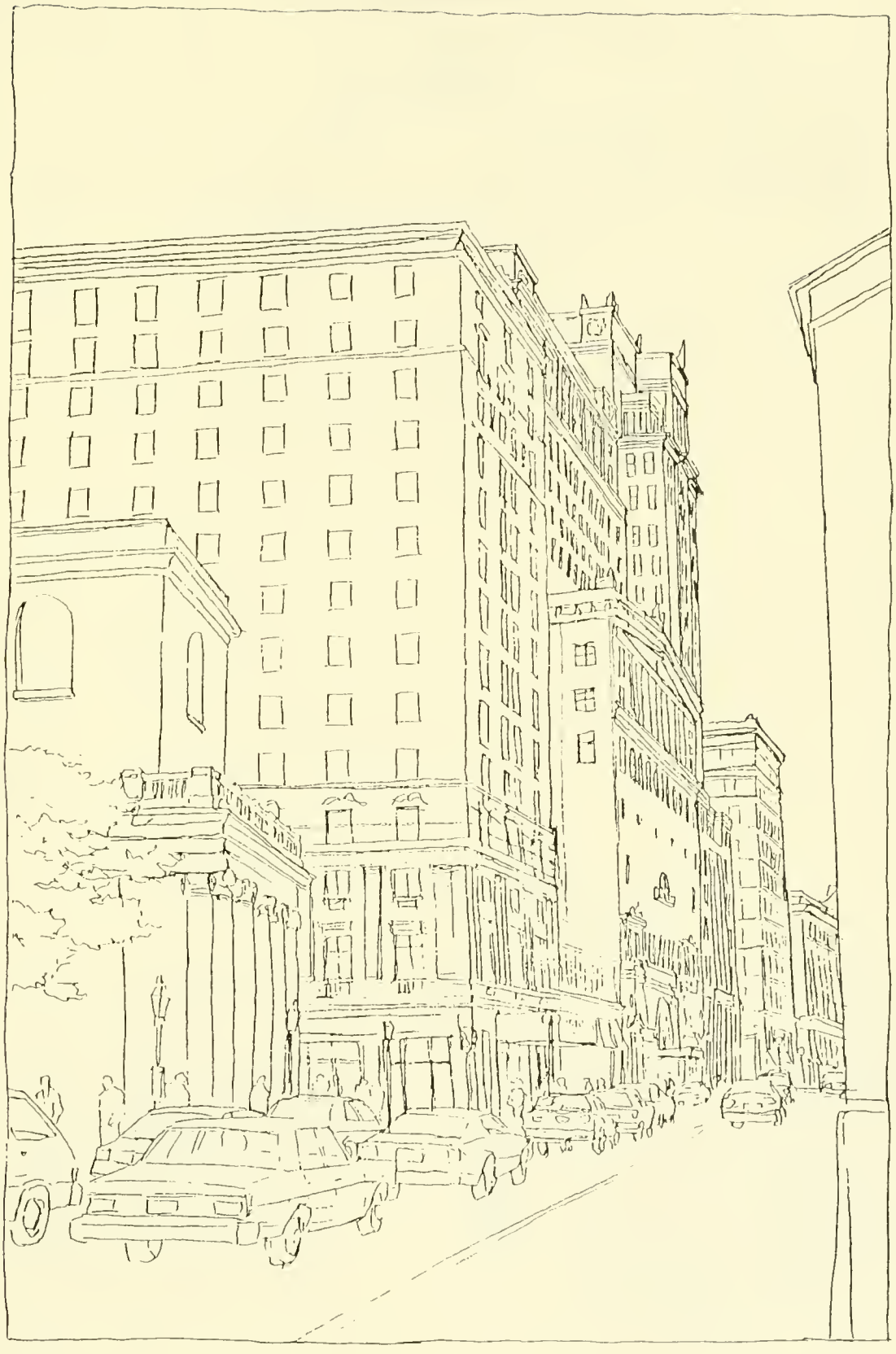
Tremont Temple/90 Tremont Street combines the restoration and modernization of the Tremont Temple Baptist Church with the creation of a new office building partially built atop the Temple but mostly located on a narrow corner parcel that lies along its southern flank. Ninety Tremont Street respects the rich architectural forms and associations of a Boston landmark, the Tremont Temple (Clarence Blackall and George Newton, 1894) and at the same time establishes its own identity as an important mixed-use building in the midtown area.

Taking its cue from the pre World War Two American skyscraper tradition in which utilitarian space is wrapped in aesthetically powerful, historically derived form, Ninety Tremont Street, like the Temple, uses a Classical vocabulary. While the Temple is polychromed with surface decorative patterning, Ninety Tremont Street is austere, so that it can at once serve as a foil for its more flamboyant neighbor and establish its own presence as a first class commercial office building. While Ninety Tremont Street's coursed limestone and precast facades contrast with the Temple's multicolored terra cotta, the new building's first two stories maintain the rustication of the neighboring facade.

Ninety Tremont Street is designed as two related masses; its principal mass is a slender towerlike campanile to the Temple, a classical column with a clearly defined base, shaft and top. At the campanile's eighth story, a setback helps insure that the distinctive profile of the Temple's pedimented facade will retain its distinct identity in the streetscape. Ninety Tremont Street's secondary mass is a horizontal, fly-loft-like penthouse atop the theatrelike Temple. This portion of the composition, set twenty-five feet back from the facade, is aligned with the height of the adjacent Parker House Hotel extension.

Inspired by the early nineteenth century churches of the Glasgow architect Alexander (Greek) Thompson and McKim, Mead & White's Judson Memorial in New York (1892), the new Ninety Tremont Street/Tremont Temple reverberates with the continuity of traditional form and its capacity to enhance the meaning of new relationships in the present.

Robert A.M. Stern Architects



Evangelical Baptist Benevolent and Missionary Society
Tremont Temple Baptist Church
76-88 Tremont Street
Boston, Massachusetts

90 Tremont Street Associates, L.P.
St. James Properties, Inc.
67 Batterymarch Street
Boston, Massachusetts

Present

76-98 Tremont Street, Boston, Massachusetts

...a unique and united project for the
Midtown Cultural District

December 1, 1989

Draft Project Impact Report Summary

Tremont Temple:	70,600 GSF
Ninety Tremont Street:	140,400 GSF
Retail:	1,500 GSF
Restaurant:	3,500 GSF
Day Care:	4,000 GSF
Total Project Area:	220,000 GSF
Site Area:	19,920 SF
Floor Area Ratio:	11 (10)
Total Number of Floors:	16
Total Height:	190'-6"
Parking Spaces:	80
Off-Street Loading Bays:	1

Project combines restoration of historic Tremont Temple facade and interior renovations with new construction of contextual mid-rise Ninety Tremont Street building. Architects for Tremont Temple--Notter, Finegold + Alexander; for Ninety Tremont Street--Robert A.M. Stern Architects and Jung/Brannen Associates.

73 TREMONT
0 4 8 16 32
Childs Bertman Tseckares & Casendino Inc.

73 TREMONT

VALENTINE
73 TREMONT

Aigner LEGAL INDEX - EXHIBIT DIVIDERS

45 PROVINCE STREET

The 45 Province Street project is a proposal to demolish the existing 276-car Province Street Parking Garage and erect an office/retail building on the site of the garage and the adjacent surface parking lot. The building is proposed at a height of 155 feet and an FAR of 10. Total gross square footage is proposed to be 138,810. The developer also proposes to construct six levels of below-grade parking under the site and under part of Province Street and under Chapman Place. The garage would accommodate approximately 402 cars.

The developer is The Abbey Group. The developer submitted a Project Notification Form on June 10, 1988, thus commencing the Article 31 process. The Boston Redevelopment Authority issued a Scoping Determination on August 12, 1988 and a Draft Project Impact Report (DPIR) is expected shortly from the developer.

The developer has not yet indicated whether the housing creation option will be elected.

45 PROVINCE STREET
FACT SHEET AND PROJECT DESCRIPTION

DEVELOPMENT TEAM

Developer:	Province Street Development Trust, an affiliate of The Abbey Group
Architect:	Bruner, Cott
Counsel:	McCormack & Putziger

PARCEL DESCRIPTION

Location: Bounded by Province, Bosworth, Chapman Streets and the Parker House Office Building. The site is presently occupied by a 276-car mechanical parking garage and adjacent 29-space surface parking lot.

Size: 13,881 square feet

PROPOSAL:

The proposal is to construct a 14-story office building with ground-floor and mezzanine level retail uses, a daycare center, and seven levels of below-grade parking.

Height: 162 feet to the last occupied floor

Program:

Office:	148,289 GSF
Retail/restaurant	11,854 GSF
Daycare:	4,000 GSF
Parking:	440 spaces below grade

FAR: 11.8

FINANCING

Estimated total development cost: $66 million

SCHEDULE

Estimated construction start:	1st quarter 1990
Estimated construction completion:	1st quarter 1992

BENEFITS

Annual taxes:	$800,000
Employment:	
Construction Jobs:	75 average, 200 peak
Permanent Jobs:	684
Housing linkage:	$300,715
Jobs linkage:	$ 60,143

Cultural Benefits:

1. Artist to be part of design team to explore opportunities for artistic expression within the new Province House Park;
2. $25,000 design competition for an interpretative commemoration of the Province House steps;
3. Installation of art within the public spaces in the building.

Public Improvements:

Restoration of the historic Province House Steps and creation of a park at the crown of the Steps with seasonal plantings; new lighting, paving, and trash receptacles on adjacent sidewalks; new tree on Province Street in front of the Steps.

Bruner/Cott

301 Vassar Street
Cambridge, Massachusetts 02139
617 492 8400

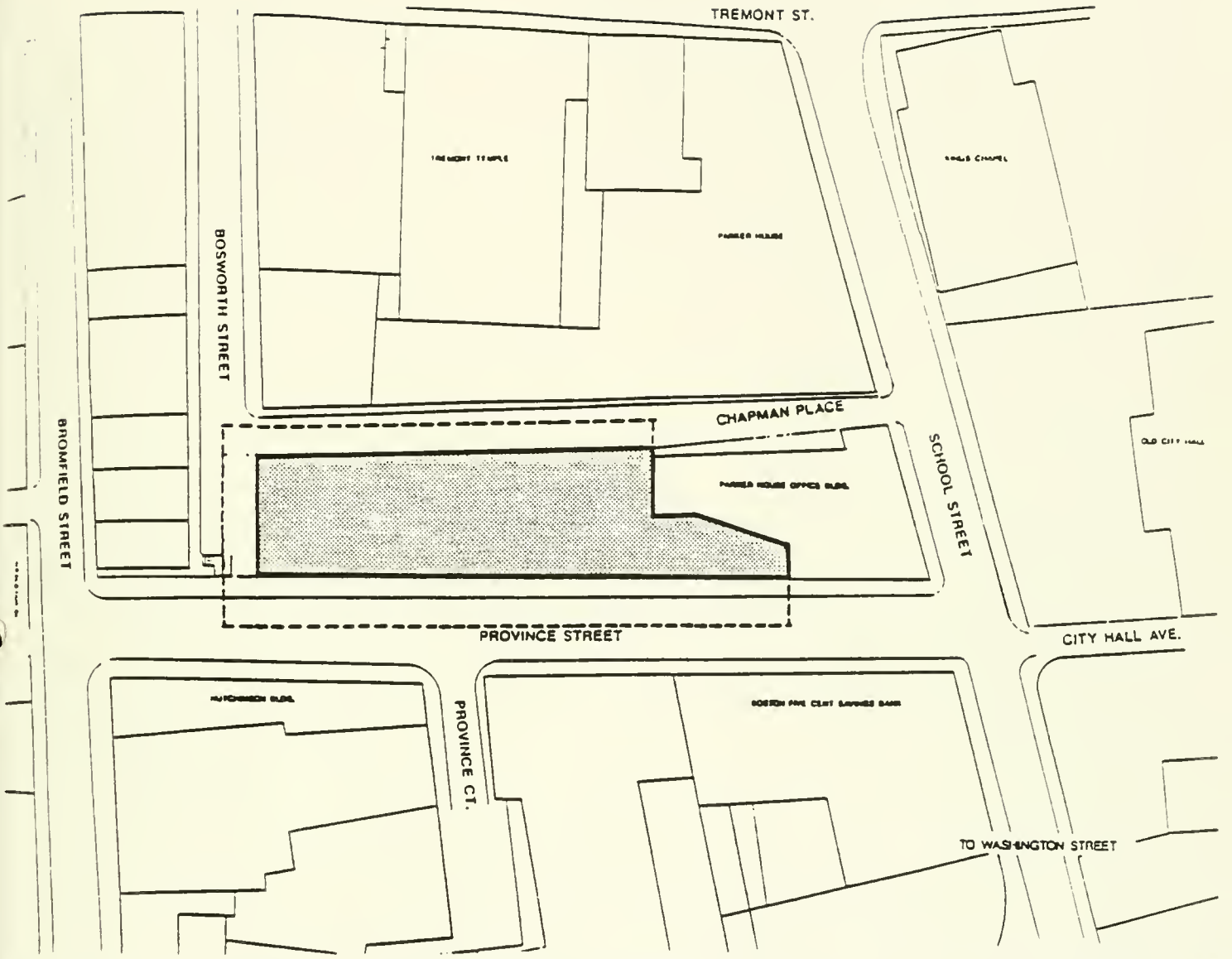
Architecture/Urban Design
Preservation/Space Planning

The Abbey Group

45 Province Street
Boston, Massachusetts

View from south

October 1988



PROVINCE STREET OFFICE BUILDING

DEVELOPER: THE ABBEY GROUP

ARCHITECT: BRUNER/COTT & ASSOCIATES, INC.

JUNE 10, 1988

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TREMONT TEMPLE/90 TREMONT STREET

St. James Properties and the Tremont Temple Baptist Church have proposed to construct a new mixed-use development at 76-98 Tremont Street which would combine the restoration and modenization of the existing Tremont Temple with the creation of a new office building.

The project includes renovation of the Tremont Temple facade and restoration and modenization of Converse Hall, an 1800-seat auditorium within the Temple. A new office building would be constructed adjacent to the Temple at 90 Tremont Street which would tie into the top three floors of the existing Temple (floors 5,6,7) and occupy air-rights over the existing Temple. Approximately 200 below grade parking spaces would be created.

A Project Notification Form was submitted on September 28, 1988 for a project ranging in square feet from 250,000 to 290,000.

Robert A.M. Stein, along with Jung Brannen, is the project architect for the new construction while Notter Finegold is doing the Temple rehabilitation.

It is expected that Converse Hall would fulfill a role in providing space for cultural and performance activities. In addition, the developer would like to develop daycare space and do a possible housing creation program with the Twelfth Baptist Church in Roxbury and a job and English language training program potentially in Chinatown.

The lower development option would generate approximately $7.2 million for the Tremont Temple, while the higher option generates $8.4 million. This compares with at total project cost of Temple renovations of between $8.4 and $10 million which includes the establishment of an endowment for operation revenues.

90 TREMONT/TREMONT TEMPLE
FACT SHEET AND PROJECT DESCRIPTION

DEVELOPMENT TEAM

Developer:	90 Tremont Street Associates and the Evangelical Baptist Benevolent and Missionary Society
Architect:	Robert A. M. Stern Architects, Jung/Brannen Associates, Notter, Finegold, and Alexander
Counsel:	Gaston & Snow Hale & Dorr Goulston & Storrs

PARCEL DESCRIPTION

Location: Bounded by Tremont Street, Bosworth Street and the Omni Parker House. The site is presently occupied by the 1894 Tremont Temple structure, an eight-story, masonry building and a two-story building occupied by Dini's Restaurant.

Size: 19,920 square feet

PROPOSAL

The proposal is to construct a new office/retail development at 90 Tremont Street and on air-rights above the adjacent Tremont Temple in combination with the restoration and modernization of the Temple structure.

Height: 190 feet, 6 inches

Program:

TOTAL	220,000 GSF
Commercial Office:	140,400 GSF
Retail:	1,500 GSF
Restaurant:	3,500 GSF
Day Care:	4,000 GSF
Church (Hall/office):	70,600 GSF
Parking:	80 spaces below grade

FAR: 11

FINANCING

Estimated total development cost: $70 million

SCHEDULE

Estimated construction start:	3rd quarter 1990
Estimated construction completion:	3rd quarter 1992

BENEFITS

Annual taxes: $600,000

Employment:
- Construction jobs: 152
- Permanent jobs: 532

Housing linkage: $247,000

Housing Creation Proposal:
Judson/West Cottage Street parcel in Roxbury in conjunction with the Twelfth Baptist Church

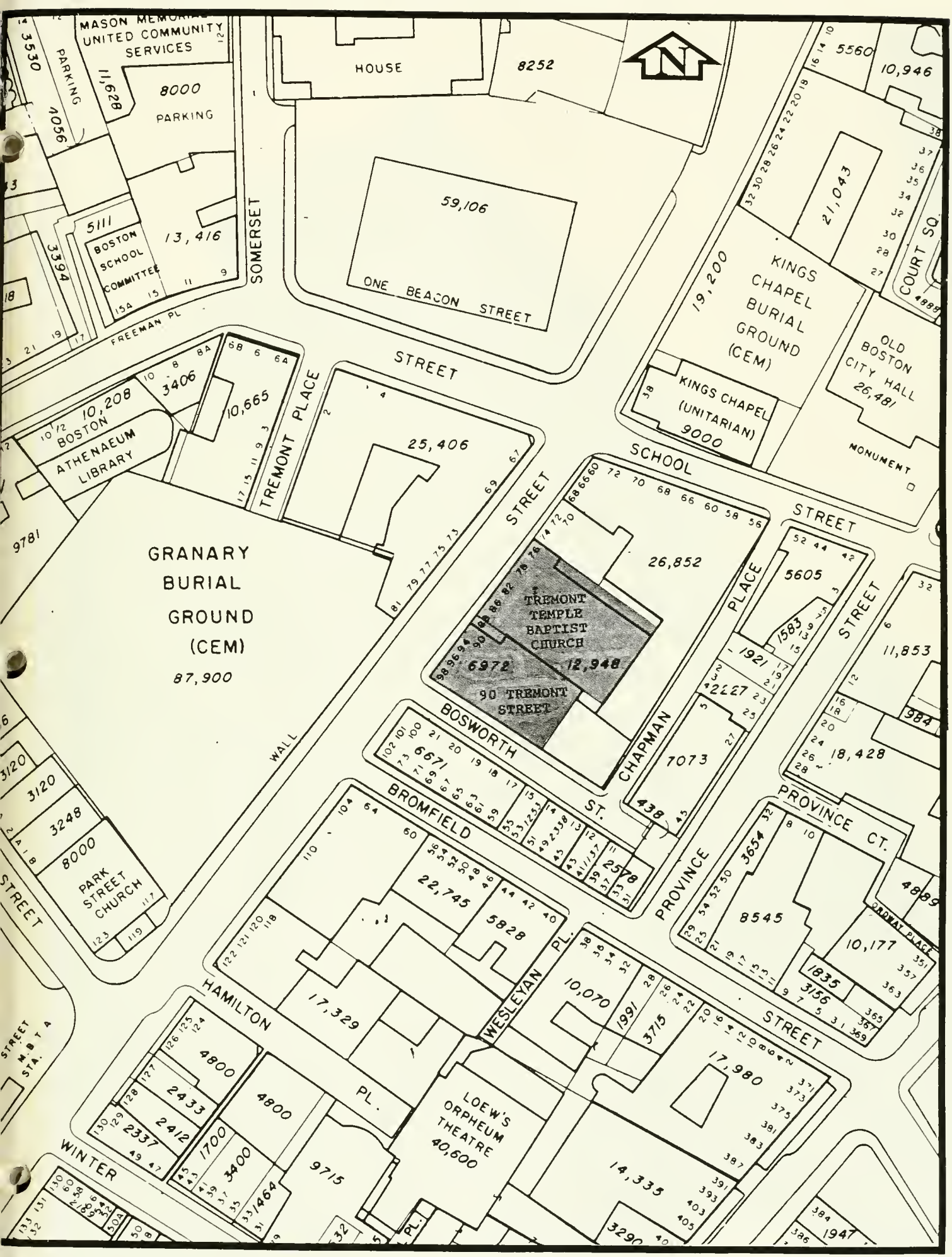
Jobs linkage: $49,400

Cultural Benefits:

- Renovation and preservation of Tremont Temple (BLC rated Category III)
- Converse Hall to be restored and made available for cultural and performance uses
- Support/service facilities for cultural uses
- Lorimer Hall function room to be made restored and made available for cultural and community events.
- Night/weekend parking for cultural events

Public Improvements:

- Bosworth Street to be improved with new paving and pedestrian amenities
- Old Granary Buriel Ground contribution: $40,000



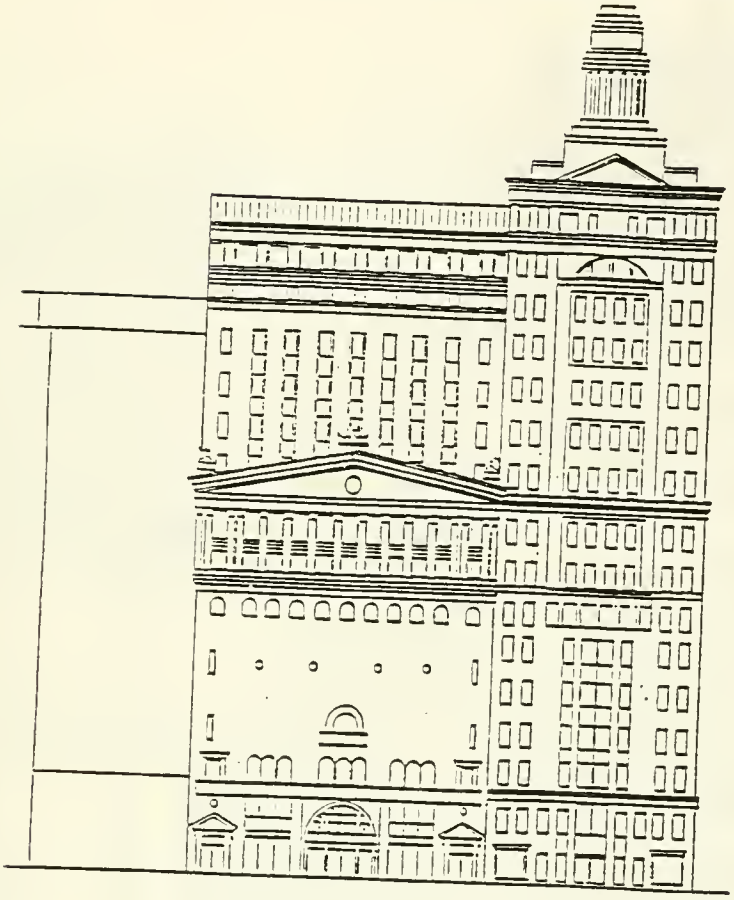
LOCUS MAP

SCALE: 1" = 100'

TREMONT
TEMPLE
DINE

DINI'S
Sea Grill
GOLF

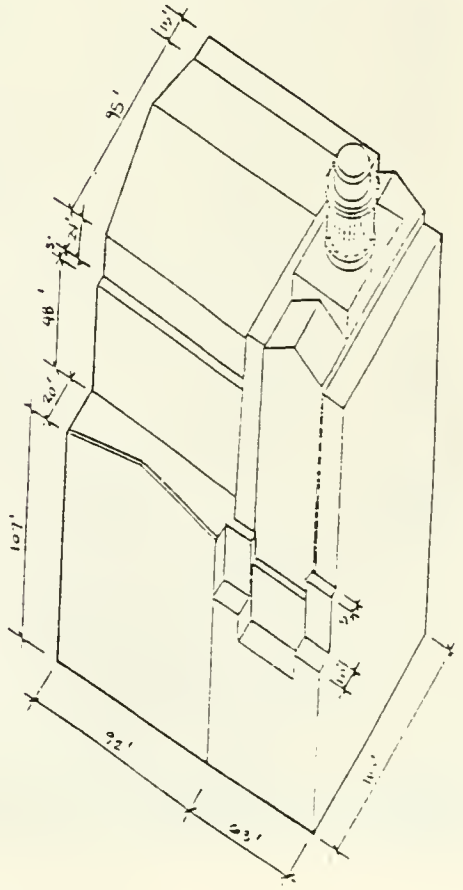
TREMONT TEMPLE/90 TREMONT STREET PROJECT FACT SHEET

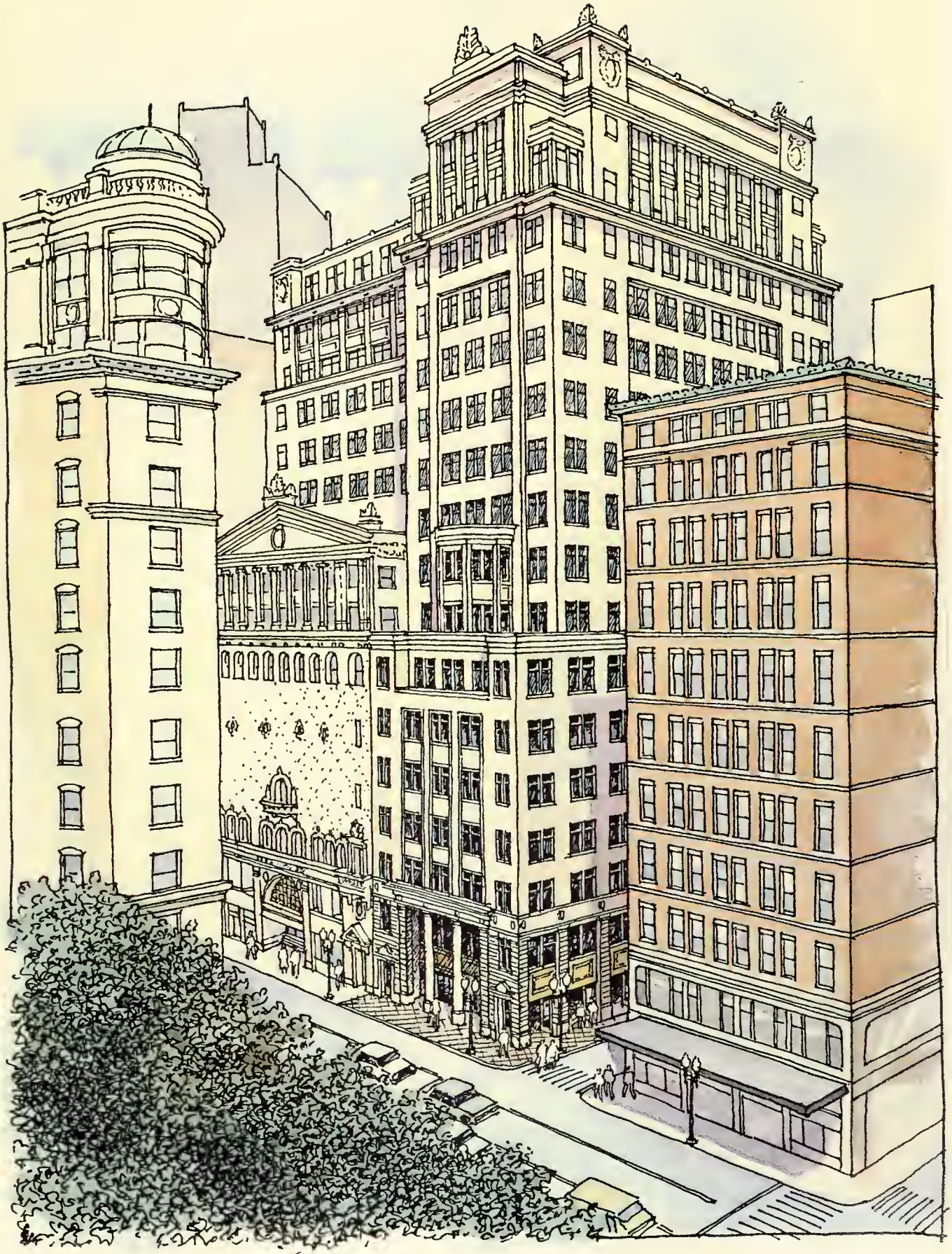


FLOOR	GSF	USES
PH	4,455	Office
15	14,895	Office
14	14,895	Office
13	15,330	Office
12	15,330	Office
11	15,330	Office
10	15,330	Office
9	18,275	Office
8	18,275	Office
7	18,705	Office
6	6,315	Office
5	6,315	Office
4	6,315	Office
3	6,315	Off, Daycare
2	4,975	Office
1	4,980	Retail, Rest

PROJECT STATS

Gross Comm Area	186,035
Gross Temple Area	46,600
Total Gross Area	232,635
Total Site Area, SF	19,920
Gross FAR	11.68
Net FAR (w/ bonus)	10.68
Height over Temple, FT (15% over, 44% lot)	179
Height on 90 Tremont, FT (23% over, 26% lot)	191
Total Project Over	12.5%
Payment to Temple	$6,726,000
Housing Linkage	$352,500
Jobs Linkage	$86,000
Payment to Granary	$61,400





Illustrator: F.M. Costantino

TREMONT TEMPLE/90 TREMONT STREET
PUBLIC BENEFITS

- Tremont Temple Baptist Church
  $3.6 million to be received by Tremont Temple for renovations to Church proper and ancillary spaces, and to upgrade life safety and circulation systems.

- Historic Preservation
  Tremont Temple's terra cotta and rusticated limestone facade will be cleaned, storefronts will be reconstructed to original configuration, and interior details and finishes will be restored.

- Cultural Contributions
  Performing arts facilities and equipment in Converse Hall will be upgraded including sound, theatrical lighting, circulation and HVAC systems. Other proposed improvements include carpeting, seating, lobby, exterior illumination and signage, parking and off-street loading.

- Day Care
  A 4,000 square foot child care center will be provided.

- Housing Creation
  Affordable/moderate residential project is proposed for $200,000 housing linkage funds for Roxbury site in partnership with Twelfth Baptist Church and Second African Meeting House Corporation.

- Economic Benefits
  Jobs linkage funds of $50,000 to be contributed to English language and jobs training programs. Approximately 152 construction-related and 532 permanent jobs will be generated by the project. Taxes on the completed project will be approximately $600,000 annually versus the current $58,000 paid on the property.

- Open Space
  A contribution of approximately $40,000 in in-kind services for restoration of the Old Granary Burying Ground has been proposed. Bosworth Street pedestrian improvements have also been proposed which include paving, lighting, signage, seating, plantings and an outdoor cafe for Ninety Tremont Street's restaurant.

- Urban Design
  The current void in the historically strong Tremont Streetwall will be replaced with the contextual yet striking new mid-rise Ninety Tremont Street building. Its ground and second floors and its light-toned masonry facade will echo and complement Tremont Temple's two-level entry as well as its storefronts and unique facade.

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110-120 TREMONT STREET

A joint venture comprised of Cohen Properties and Olympia & York filed a Project Notification Form on April 7, 1988 for a proposed office building at 110-120 Tremont Street. The development program is for 426,700 square feet of office space, 6300 square feet of ground-floor retail and other commercial space along Tremont, Bromfield and Hamilton Place, and 275 below grade parking spaces. The building is proposed at 208 feet in height with an FAR of 10.7.

The development project is proposed to replace two existing six-story structures known as the New Studio Building at 104-116 Tremont Street and the Phillips Building at 118-122 Tremont Street. The Boston Landmarks Commission upgraded these buildings from Category IV (Notable) to Category III (Significant) and in addition has recommended them for landmark status. A hearing on the matter is scheduled for November 22, 1988.

Since the filing of the PNF, the developer has been working with BRA staff and the preservation community on alternatives which would preserve some of the historic facades of 110 and 120 Tremont Street and orient the massing of any new construction away from Tremont Street.

The most recent alternative explored was a proposal to orient a tower across the back of the site setback 90 feet from Tremont Street. This would result in a building of approximately 15-16 stories ranging in height from 202 to 212 feet with a gross floor area between 441,000 to 455,000 square feet. The facades of the existing buildings would preserved on Tremont Street, Bromfield Street and a portion of Hamilton Place.

The developer has not yet indicated whether the housing creation option will be elected. No public benefits are proposed at this time.

DRAFTED, NOT FINAL

110-120 TREMONT STREET

GENERAL INFORMATION:
PROJECT ADDRESS: 110-120 Tremont Street
DEVELOPER: Cohen Properties/Olympia & York
ARCHITECT: SOM Chicago
LEGAL COUNSEL: Fine & Ambrogne

ZONING INFORMATION:
ZONING: Article 38 - Boston Common & Ladder Block Protection
REQUIRED ZONING RELIEF: Variance for height; conditional use; permit for parking; others to be determined

PROPOSAL INFORMATION:
TOTAL SF: 374,923
OFFICE SF: 354,923
RETAIL SF: 20,000
HOTEL SF & ROOMS: 0
RESIDENTIAL SF & UNITS: 0
OTHER SF (SPECIFY): 0
PARKING SPACES: 275

SITE AREA: 40,498
PROPOSED HEIGHT: 125'-155'
PROPOSED FAR: 9.26
TOTAL DEVELOPMENT COST: $125 million

PUBLIC BENEFITS:
CONSTRUCTION JOBS: 705
PERMANENT JOBS: 1,496
TAXES: $1,477,500
HOUSING LINKAGE: $1,374,615
JOBS LINKAGE: $274,923
CULTURAL: To be determined
DAYCARE: To be determined

DEVELOPMENT REVIEW STATUS:

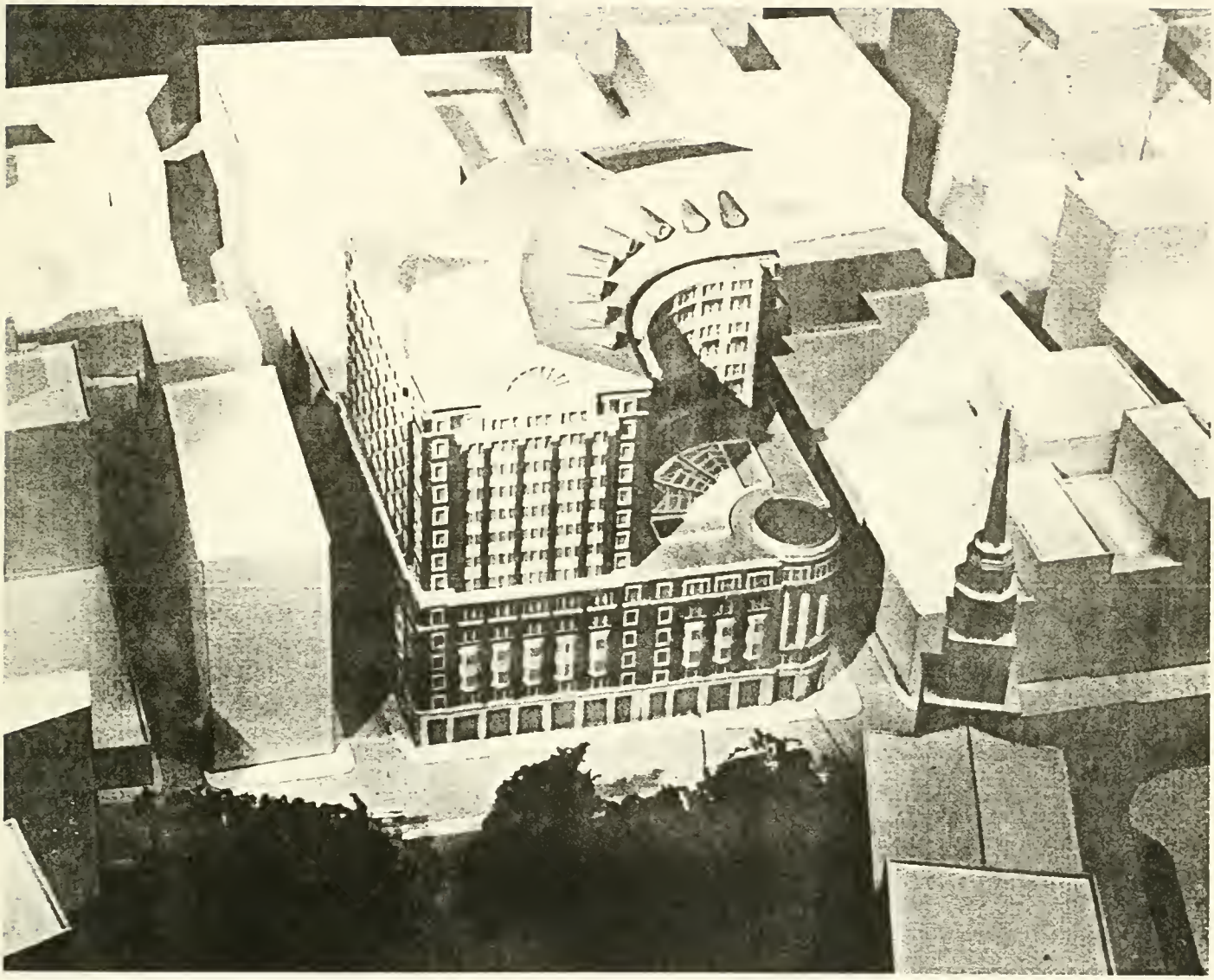
ARTICLE 31 STATUS:

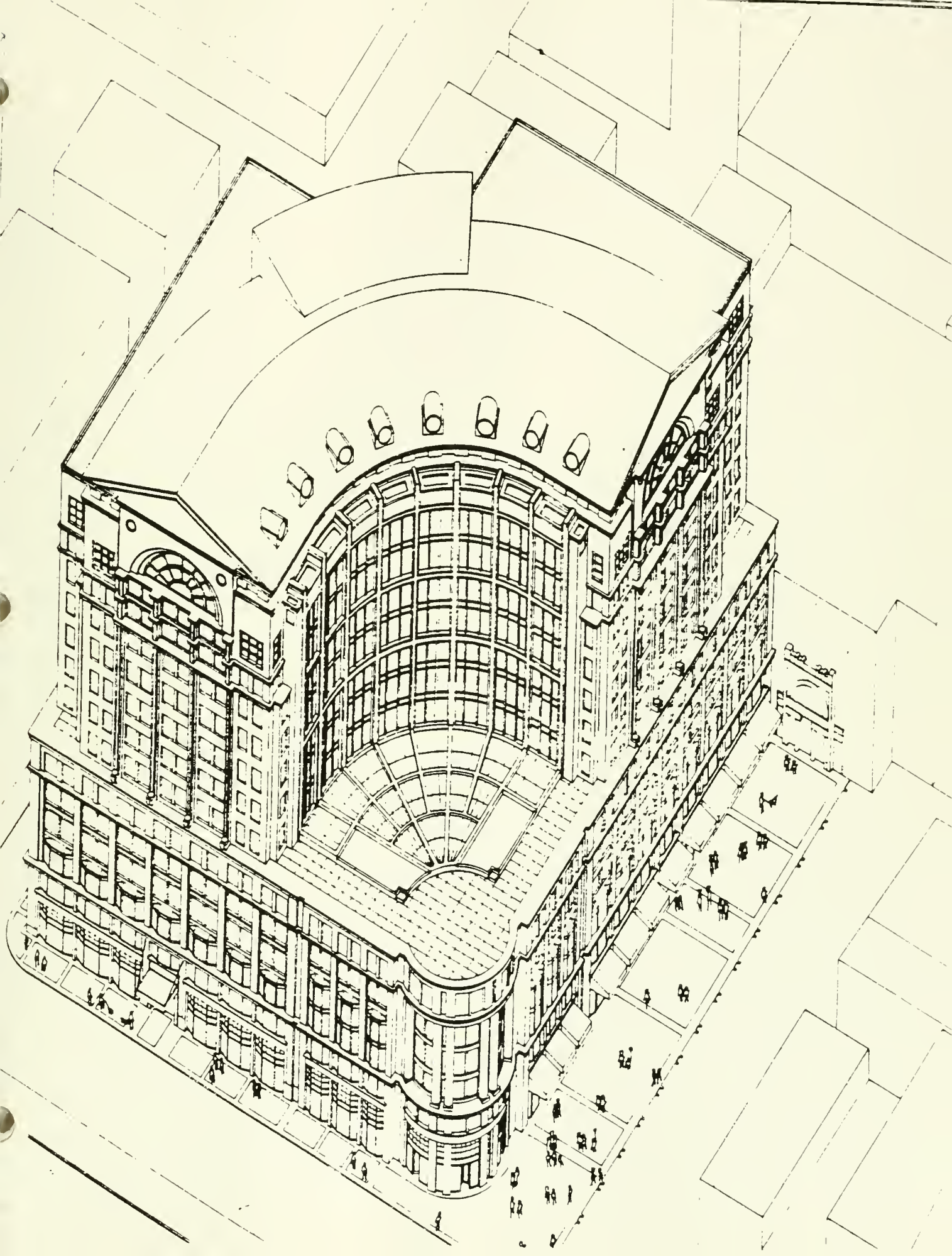
PNF:	4/07/88	PAD:	7/15/89 *
SCOPE:	5/19/88	FPIR:	8/15/89 *
DPIR:	6/01/89 *	AD:	10/01/89 *

PUBLIC HEARINGS:
BRA BOARD DATE: 10/01/89 *
BOARD OF APPEAL DATE: No determined

CONSTRUCTION STATUS:
START OF CONSTRUCTION: 4th quarter 1990
DATE OF COMPLETION: 4th quarter 1992

OUTSTANDING ISSUES:
- Treatment of existing structures
- Setbacks
- Height of new construction
- Construction period impacts





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WOOLWORTH'S

A proposed mixed-use development has been proposed by the Old State Management Corporation for the approximately 63,660 square foot Woolworth's site. The proposal would retain Woolworth's and the existing 888-car garage behind Woolworth's. The proposed development scenario includes 545,000 square feet of office use, and 134,700 square feet of retail space (primarily Woolworth's) and a 335,000 SF parking garage. Total development cost is approximately $170 million. A Project Notification Form was filed on October 18, 1988. Crang & Boake/Shepley Bulfinch Richardson and Abbott are the architects for the project.

Public benefits may include provision of space to be developed over a BRA-owned sliver parcel (4,863 SF) for non-profit or cultural organizations at reduced rates and the possibility of financing the creation of affordable housing in Chinatown with the project's housing linkage.

DRAFTED, NOT

40 FRANKLIN STREET

GENERAL INFORMATION:
PROJECT ADDRESS: 40 Franklin Street
DEVELOPER: Old State Management Corp.
ARCHITECT: Crang & Boake/Shepley Bulfinch Richardson and Abbott
LEGAL COUNSEL: Kopelman and Paige, P.C.

ZONING INFORMATION:
ZONING: Article 38, PDA I
REQUIRED ZONING RELIEF: Variances for Height and FAR; remainder to be determined

PROPOSAL INFORMATION:
TOTAL SF: 969,700 (with garage), 634,700 (without garage)
OFFICE SF: 500,000 (net new)
RETAIL SF: 134,700 (existing Woolworth's)
HOTEL SF & ROOMS: 0
RESIDENTIAL SF & UNITS: 0
OTHER SF (SPECIFY): 335,000 (existing garage)
PARKING SPACES: 888 (existing)

SITE AREA: 63,660
PROPOSED HEIGHT: 399
PROPOSED FAR: 15.9 (with garage), 10.7 (without garage)
TOTAL DEVELOPMENT COST: $170,000,000 (estimated)

PUBLIC BENEFITS:
CONSTRUCTION JOBS: 959
PERMANENT JOBS: 2,233
TAXES: $2,000,000
HOUSING LINKAGE: $2,898,500
JOBS LINKAGE: $579,700
CULTURAL: To be determined
DAYCARE: To be determined

DEVELOPMENT REVIEW STATUS: (Asterisk denotes estimate)

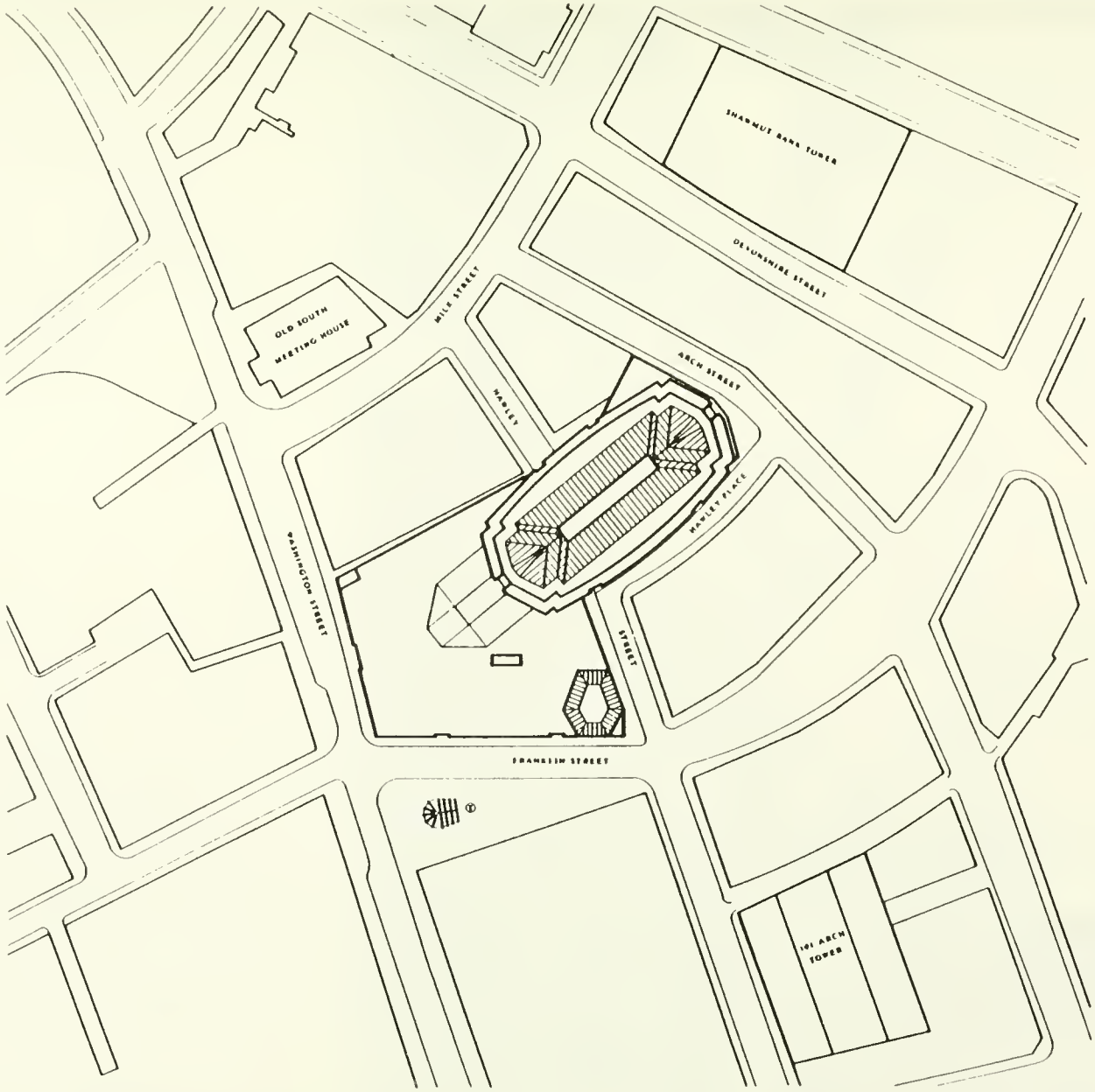
ARTICLE 31 STATUS:

PNF:	10-18-88	PAD:	7-01-89 *
SCOPE:	2-02-89	FPIR:	8-01-89 *
DPIR:	5-01-89 *	AD:	10-01-89 *

PUBLIC HEARINGS:
BRA BOARD DATE: 10/01/89
BOARD OF APPEAL DATE: Not scheduled

CONSTRUCTION STATUS:
START OF CONSTRUCTION: 1st quarter 1990 *
DATE OF COMPLETION: 3rd quarter 1993 *

OUTSTANDING ISSUES:



SITE PLAN

FORTY FRANKLIN

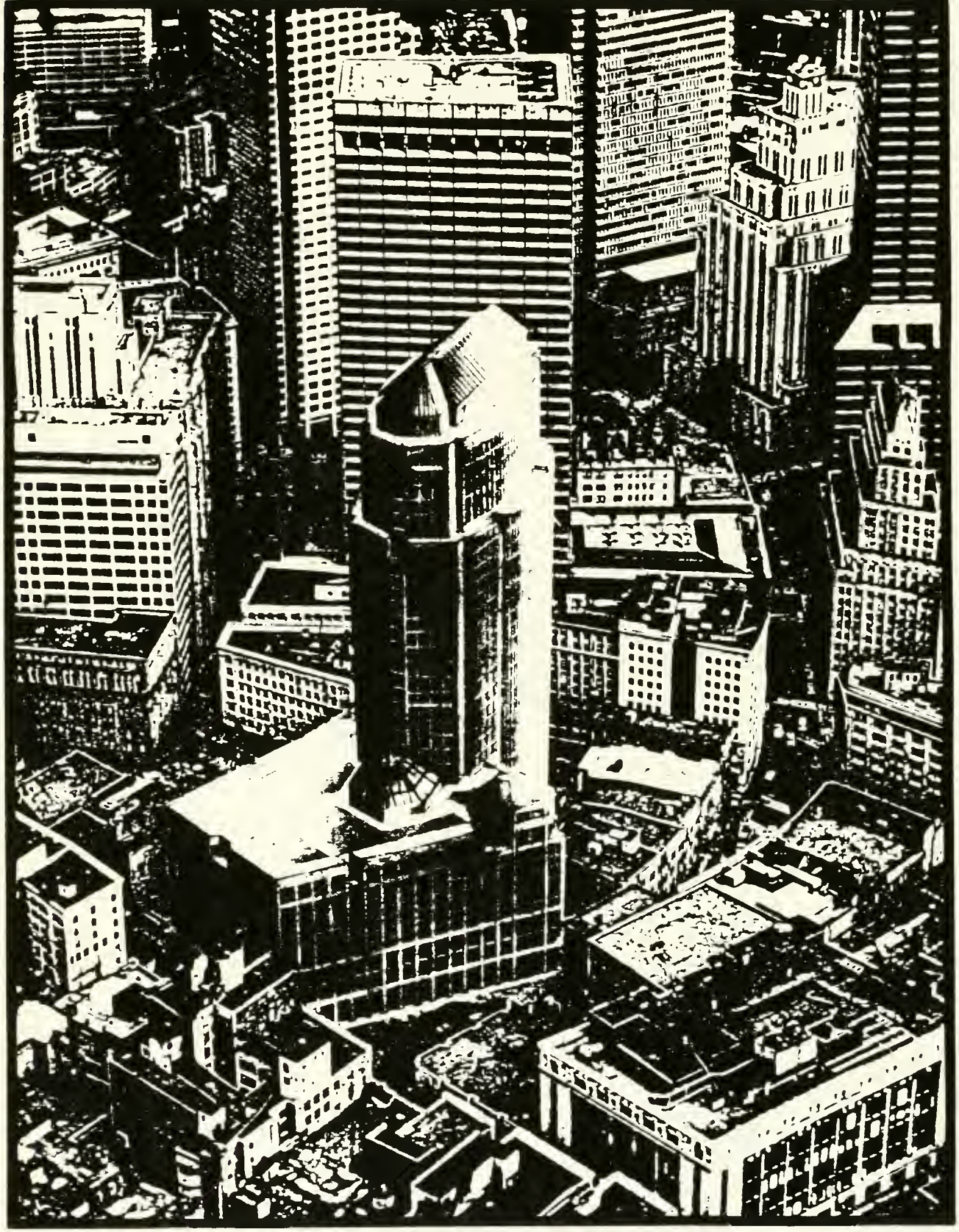
SCALE 0 10 25 50 100

OWNER: FRANK-KING ASSOCIATES L.P. DEVELOPER: OLD STATE MANAGEMENT CORP.
ARCHITECTS: CRANG AND BOAKE INC. & SHEPLEY BULFINCH RICHARDSON AND ABBOTT

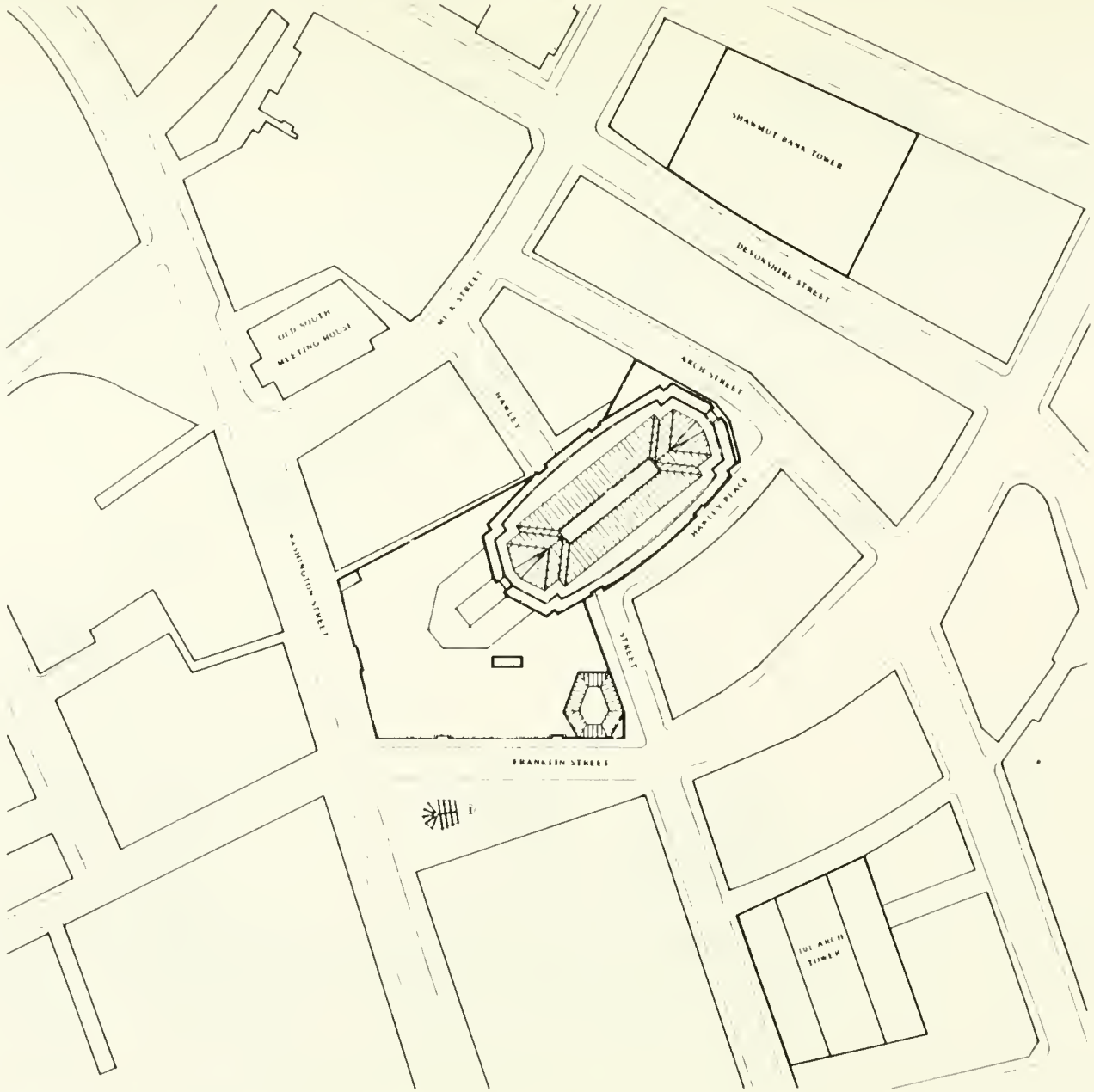
OCT 12, 1988

HAWLEY STREET CONNECTION

FRANKLIN STREET ARCADE



PERSPECTIVE LOOKING SOUTH



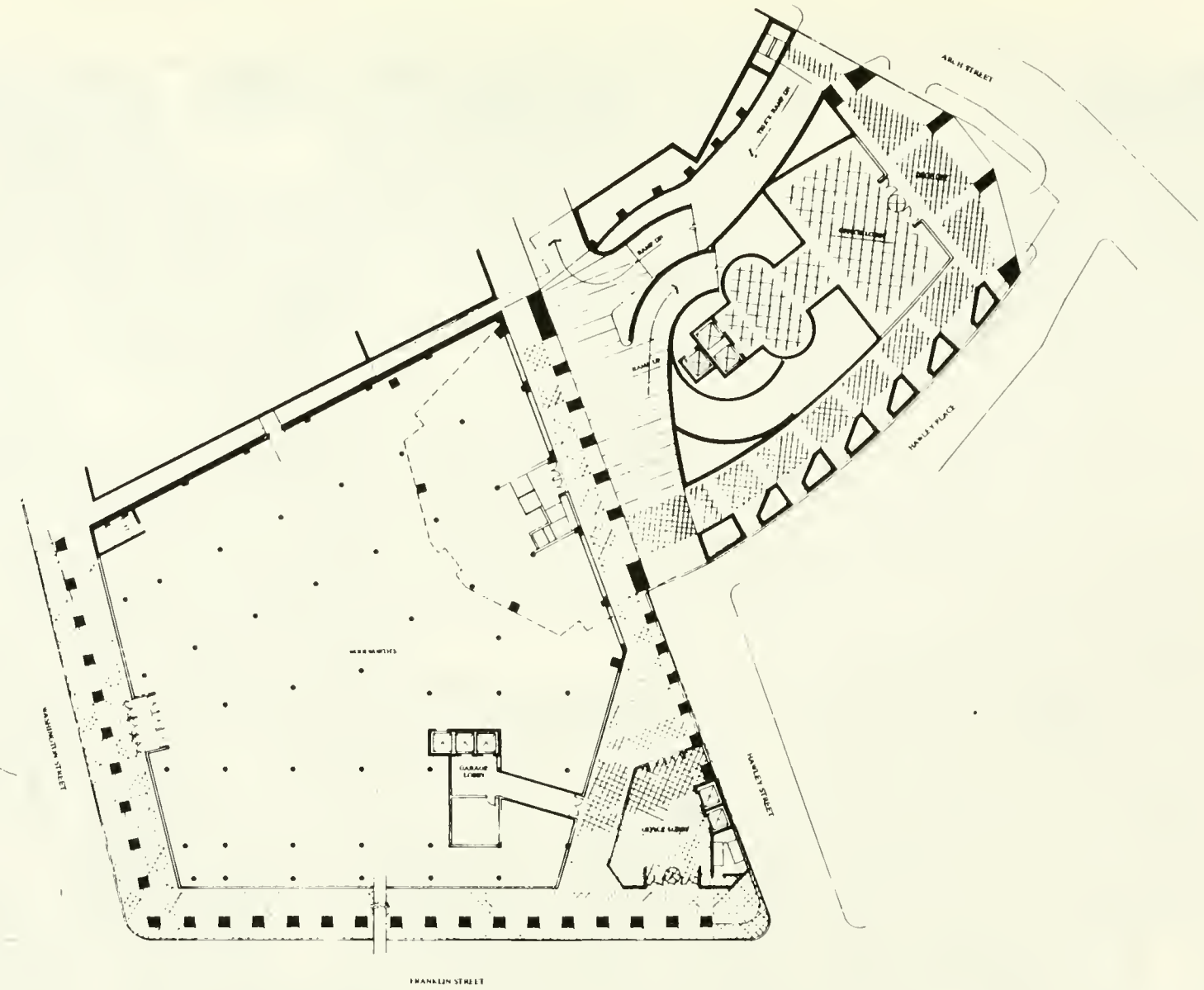
SITE PLAN

FORTY FRANKLIN

OWNER FRANK-KING ASSOCIATES L.P. DEVELOPER: OLD STATE MANAGEMENT CORP.
ARCHITECTS CRANG AND BOAKE INC & SHEPLEY BULFINCH RICHARDSON AND ABBOTT

SCALE 0 10 25 50 100

OCT. 12, 1988



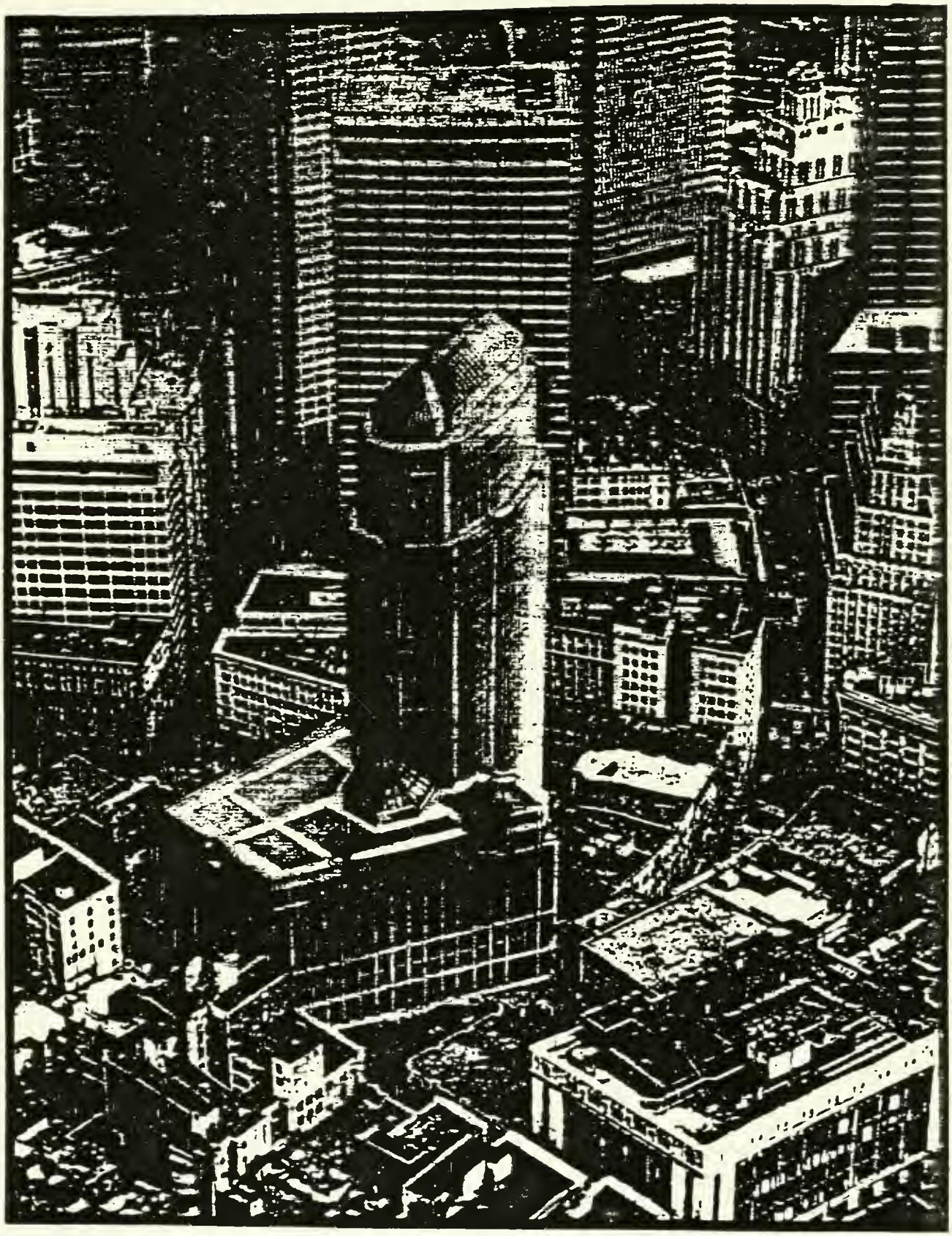
GRADE LEVEL

SCALE 0 5 15 40

FORTY FRANKLIN

OWNER: FRANK-KING ASSOCIATES L P DEVELOPER: OLD STATE MANAGEMENT CORP.
ARCHITECTS CRANG AND BOAKE INC & SHEPLEY BULFINCH RICHARDSON AND ABBOTT

OCT 12, 1988



PERSPECTIVE LOOKING SOUTH

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BOSTON CROSSING

The Boston Crossing Project is located on a 7.46 acre site at Downtown Crossing and is bounded by Chauncy, Summer, and Washington Streets and Hayward Place. It includes the creation of two new office buildings, new and redeveloped retail space, and cultural and/or neighborhood facilities. Uses presently occupying the site include Jordan Marsh, Lafayette Place, the Lafayette Hotel, and a 1,024 car underground garage.

Jordan Marsh would be renovated and a new office tower with a height of 295' built above it at the Summer/Chauncy Street corner. Lafayette Place will be stripped to its steel structure and reconfigured along a cross-axial plan from Washington to Chauncy Streets instead of its present circular orientation.

On the present vacant Hayward Place lot a new Bloomingdale's Department Store is proposed with an office tower above to a height of 465 feet. The Lafayette Hotel which is independently owned will remain unchanged. The existing parking facility at Lafayette Place will be maintained and augmented with additional parking under Bloomingdales.

Public benefits proposed include a daycare facility, and unspecified cultural uses such as gallery space and performance areas, and extensive job training programs. In particular, the creation of a Chinatown multi-purpose facility including a YMCA in conjunction with the R3/R3A development and assistance to the Opera Company have been discussed with the developer.

BOSTON CROSSING
FACT SHEET

DEVELOPMENT TEAM

Developer:	Campeau Massachusetts, Inc.
Architect:	Skidmore, Owings & Merrill RTKL
Counsel:	Palmer & Dodge Ropes & Gray McCormack & Putziger

PARCEL DESCRIPTION

Location: Bounded by Washington Street, Summer Street, Chauncy Street, Avenue de Lafayette, Harrison Avenue, Extension, and Hayward Place in the Midtown Cultural District.

The site is presently occupied by Jordan Marsh, the Lafayette Place Mall and Parking Garage and the Lafayette Hotel.

Size: 324,773 square feet (7.46 acres)

PROPOSAL

TOTAL SQUARE FEET:		2,952,000
OFFICE:		1,450,000
Northern Component:	840,592	
Southern Component:	609,408	
RETAIL:		1,425,000
Jordan Marsh:	473,000	
Specialty Retail:	694,000	
Bloomingdales	258,000	
DAYCARE:		12,000**
HEALTH CLUB:		55,000
GALLERY/MUSEUM:		10,000
PARKING:	700-900 net new	

Height: North 478'/Central 110'/South 405'

FAR: 10.36*

* Existing 413,00 GSF Lafayette Place Hotel is not part of the Boston Crossing project but is located on the site and is

included in FAR calculations

** 6000 SF is to be locted on-site and 6000 SF is off-site

FINANCING

Estimated total development cost: $750 million

SCHEDULE

Phase I Estimated Start: 2nd quarter 1990
Phase I Estimated Completion: 2nd quarter 1992

Phase II Estimated Start: 2nd quarter 1991
Phase II Estimated Completion: 2nd quarter 1993

Phase III Estimated Start: 1st quarter 1992
Phase III Estimated Completion: 3rd quarter 1994

Phase IV Estimated Start: 4th quarter 1993
Phase IV Estimated Completion: 4th quarter 1995

BENEFITS

Estimated Annual Taxes: $11,000,000

Employment:
Construction Jobs: 6,750
Permanent Jobs: 11,000 total; 9,000 net new

Housing Linkage: $14,200,000

Housing Creation Proposal:
To assist in underwriting the development of low and moderate income housing and supportive community facilities on Parcels A, B, and C in Chinatown.

Jobs Linkage: $2,840,000

Jobs Creation Proposal:
1. A Retail Jobs Academy to provide area residents with the skills necessary to obtain permanent jobs in retailing at all levels within the project;

2. English as a Second Language Program to address the language barrier that exists, particularly among Asians in the Chinatown community;

3. Pre-apprenticeship Construction Training Program to fund the Women in the Buildings Trades pre-

apprenticeship training program.

Cultural Benefits:

- o construction of two 199-seat black box theatres in a renovated building in the Ladder Block district, presently anticipated to be located at 26 West Street.

- o opportunities for visual artists to identify spaces suitable for public art within the project and the surrounding streetscape and to advise project architects on the theatre project.

Opportunities for local businesses:

- o an Affirmative Marketing Plan will target neighborhood businesses which might locate at Boston Crossing.

- o A Bullmarket Merchandising program will provide space for 20 pushcarts within the specialty retail center for start-up businesses.

Childcare Centers:

- o 12,000 GSF of childcare space will be developed both on-site and within the Midtown district.

Transportation Improvements:

- o The Downtown Crossing MBTA station and the Chinatown station at the corner of Hayward and Washington will be upgraded.

Neighborhood Evening Parking Spaces:

- o The developer will provide reduced rates for up to 150 spaces for Chinatown residents for evening parking.

BOSTON CROSSING (Phases I & II)

GENERAL INFORMATION:
PROJECT ADDRESS: Washington, Chauncy, Summer Sts, Hayward Pl.
DEVELOPER: Campeau Corporation
ARCHITECT: SOM NY & RTKL Baltimore
LEGAL COUNSEL: Palmer & Dodge & McCormack & Putziger

DRAFTED, NOT FINAL

ZONING INFORMATION:
ZONING: Article 38 - PDA II
REQUIRED ZONING RELIEF: Exceptions for height, setback, maximum floorplates and minimum tower distances

PROPOSAL INFORMATION:	Existing	Proposed	Net New
TOTAL SF:	1,513,000	3,354,000	1,841,000
OFFICE SF:	0	1,434,000	1,434,000
RETAIL SF:	800,000	1,355,000	555,000
BACK OFFICE (JORDANS):	300,000	75,000	-225,000
HOTEL SF & ROOMS:	413,000	413,000	0
OTHER SF:			
DAYCARE (141 slots)	0	12,000	12,000
HEALTH CLUB	0	55,000	55,000
GALLERY/MUSEUM:	0	10,000	10,000
PARKING SPACES:	1,000	1,700-2,000	700-1,000

SITE AREA: 324,773
PROPOSED HEIGHTS: 400/137/413
PROPOSED FAR: (9.33 after FAR bonus of one)
TOTAL DEVELOPMENT COST: $600 million

PUBLIC BENEFITS:
CONSTRUCTION JOBS: 3386
PERMANENT JOBS: 7618 (net new)
TAXES: $6,859,000
HOUSING LINKAGE: $14,205,000
JOBS LINKAGE: $2,841,000
CULTURAL: to be programmed
DAYCARE: 141 slots

DEVELOPMENT REVIEW STATUS: (asterisk denotes estimates)

ARTICLE 31 STATUS:
PNF: 10/04/88 PAD: 6/15/89 *
SCOPE: 3/10/89 * FPIR: 7/15/89 *
DPIR: 5/01/89 * AD: 9/01/89 *

PUBLIC HEARINGS:
BRA BOARD DATE: 9/1/89 *
BOARD OF APPEAL DATE: not yet determined

CONSTRUCTION STATUS:
START OF CONSTR: Ph. I: 1st Qtr. 1990; Ph. 2: 1st Qtr. 1993
DATE OF COMPLETION: Ph. I: 3rd Qtr. 1993; Ph. 2: 1st Qtr. 1995

OUTSTANDING ISSUES:
- Land Value - consideration paid to City
- Massing of tower elements
- interior arcades & pedestrianways
- Programming of cultural/neighborhood facilities

BOSTON CROSSING

GENERAL INFORMATION

PROJECT ADDRESS: Washington, Summer, Chauncy and Hayward Place
DEVELOPER: Campeau Corporation
ARCHITECT: SOM NY and RTKL Baltimore
LEGAL COUNSEL: Palmer & Dodge and McCormick & Putziger

ZONING INFORMATION

IPOD ZONING: Medium Growth Subdistrict L
UNDERLYING ZONING: B-10
REQUIRED ZONING RELIEF: 121A, PDA, Exceptions for height, density, etc.

PROPOSAL INFORMATION

DEVELOPMENT PROGRAM:	JORDANS	LP	Hayward
TOTAL SF: 3,439,000			
NET NEW SF: 1.926,000			
OFFICE SF:	750,000	0	850,000
RETAIL SF:	506,000	645,000	275,000
HOTEL SF & ROOMS: 413,000			
RESIDENTIAL SF & UNITS:			
PARKING SPACES: 1700-2000			
SITE AREA: 329,473 sf	110,533	158,630	55,610
PROPOSED HEIGHTS:	295'	85'	465'

PROPOSED FAR: 10.6
TOTAL DEVELOPMENT COST: $600M

PUBLIC BENEFITS:

CONSTRUCTION JOBS: 3,100
PERMANENT JOBS: 12,000
TAXES: $11M - $15M
HOUSING LINKAGE: $14,630,000
JOBS LINKAGE: $2,926,000
OTHER: Daycare facility 50,000; Cultural facilities to be programmed, e.g., Chinatown Community Facility, Opera House facade, theatres, gallery space)

DEVELOPMENT REVIEW APPROVAL STATUS

DIPP HEARING DATE: not scheduled
SUBJECT TO BCDC REVIEW: Yes
SUBJECT TO ARTICLE 31: Yes
DATE OF BOARD OF APPEAL HEARING: N/A
OTHER SIGNIFICANT DATES: N/A

	Phase I	Phase II (850,000)
START OF CONSTRUCTION:	1st quarter 1990	1st quarter 1993
DATE OF COMPLETION:	3rd quarter 1992	1st quarter 1995

STATUS: Pre-schematic Review; PNF submitted October 4, 1988

BRA PROJECT REVIEW TEAM

MANAGER: Bill Whitney, Nancy Tentindo
ARCHITECT: Homer Russell, Bob Kroin
OTHERS: Dick Mertens, Roger Erickson, Andy McClurg, Judy McDonough, Juan Carlos Loveluck

BOSTON CROSSING SCHEDULE DEVELOPMENT REVIEW PROCESS

CITY ACTIONS

1.	Final Designation	06/29/89
2.	Land Acquisition	
	PIC street and vertical discontinuances	12/89
	Real Property Board surplussing	12/89
	Public Facilities Commission	01/90
	City Council	01/90
	Sale & Construction Agreement	02/90
	BRA Approval of Chapter 121A	
	Al-Jordan 121A	12/89
	Lafayette Place 121A	01/90
3.	Article 31 Review Process	
	Project Notification Form	10/04/88
	Scoping	04/11/89
	Draft Project Impact Report	05/12/89
	Preliminary Adequacy Determination	09/21/89
	Final Project Impact Report	12/89
	Adequacy Determination	02/90
4.	Planned Development Area Zoning	
	BRA Board approval of PDA/DIP	06/29/89
	Zoning Commission	07/27/89
	Mayoral Approval	08/17/89
	Building Permit Application	12/89
	Board of Appeal exceptions	01/90
5.	Design Review	
	Schematic Submission	5/12/89
	Schematic Approval	12/89
	Design Development Submission	12/89
	Design Development Submission	+10 days
	Contract Documents Submission	02/90
	Contract Documents Submission	+10 days
6.	Permits	
	Building permits	
	Early Entry permit	02/90
	Full Permit	03/90

city permits, continued

Parking Freeze Permit	02/90
Boston Water and Sewer Commission	
De-watering Permit	02/90
Sewer Connection Permit	02/90
Boston Department of Public Works	
Curbcut Permits	02/90

STATE ACTIONS

1. Land Acquisition

Home Rule Petition re Chapter 121A	03/90
MBTA Exchange of Easements	02/90

2. DEQE Chapter 21E

Preliminary Site Assessment Form	10/89
DEQE Response	12/89

3. Massachusetts Environmental Policy Act

Environmental Notification Form	01/15/88
Certificate on the ENF	02/26/88
Notice of Project Change	10/21/88
Response to the Notice of Project Change	12/30/88
Scoping	05/15/89
Draft Environmental Impact Report	07/31/89
Certificate	09/15/89
Final Environmental Impact Report	12/89
Certificate	02/90

4. Massachusetts Historic Commission

Project Notification Form	05/26/89
Response	09/01/89
Determination of Effect	01/90

5. Permits

Department of Environmental Protection	
Groundwater Re-injection Permit	02/90
Fossil Fuel Utilization Permit	02/90
MWRA Industrial Discharge Permit	02/90

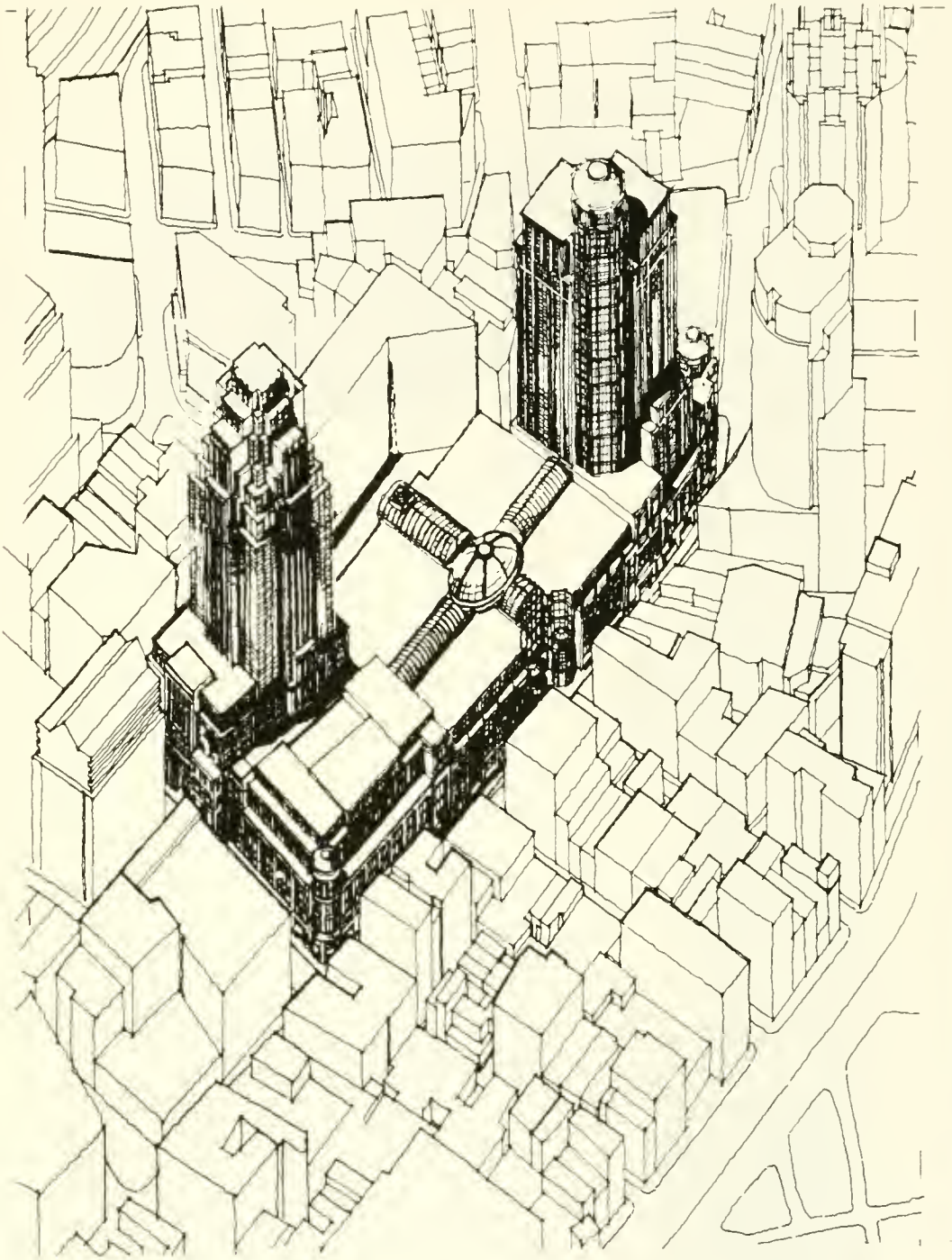
FEDERAL ACTIONS

1. Federal Aviation Administration

Application for Buildings over 200 feet	09/89
Determination of Hazard to Air Space	02/90

LEGAL AGREEMENTS

DIP Agreement	12/89
Cooperation Agreement	12/89
Sale and Construction Agreement	02/90
Cultural Facilities Agreement	12/89
Chinatown Memorandum of Understanding	12/89
MBTA Construction & Maintenance Agreement	02/90

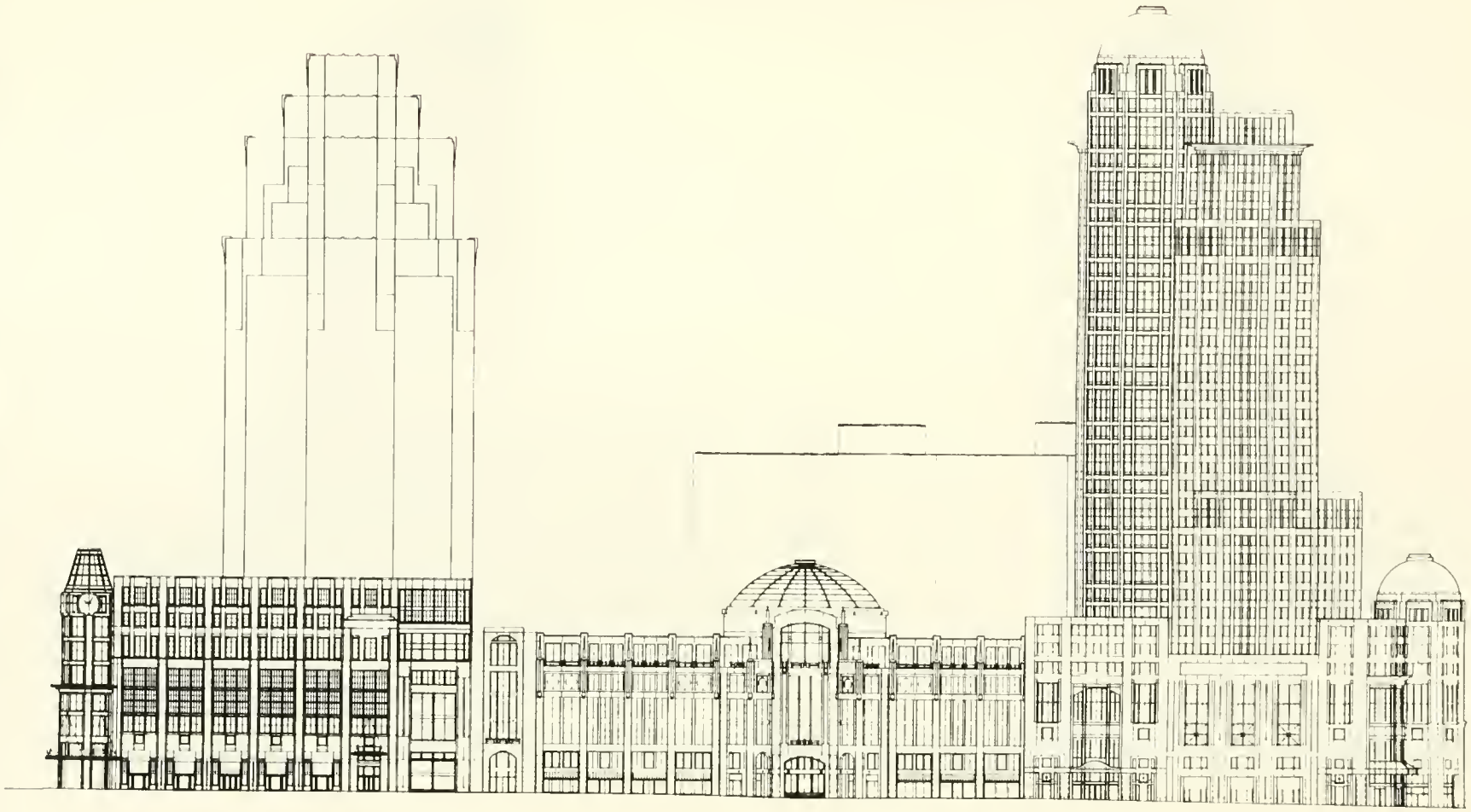


AXONOMETRIC LOOKING SOUTHEAST

BOSTON BC CROSSING

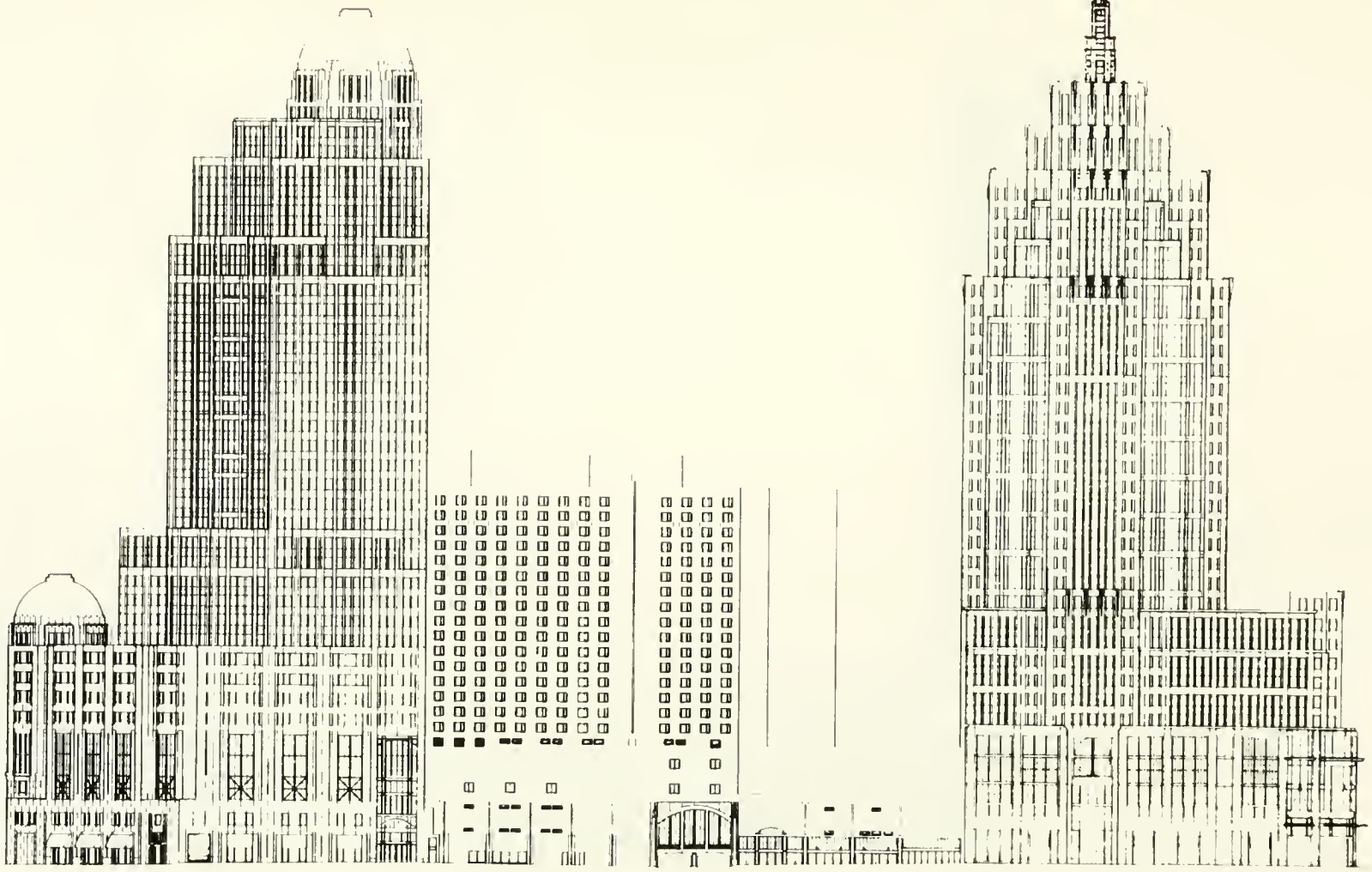
SKIDMORE, OWINGS & MERRILL
HTKL ASSOCIATES, INC.

10 MAY 87

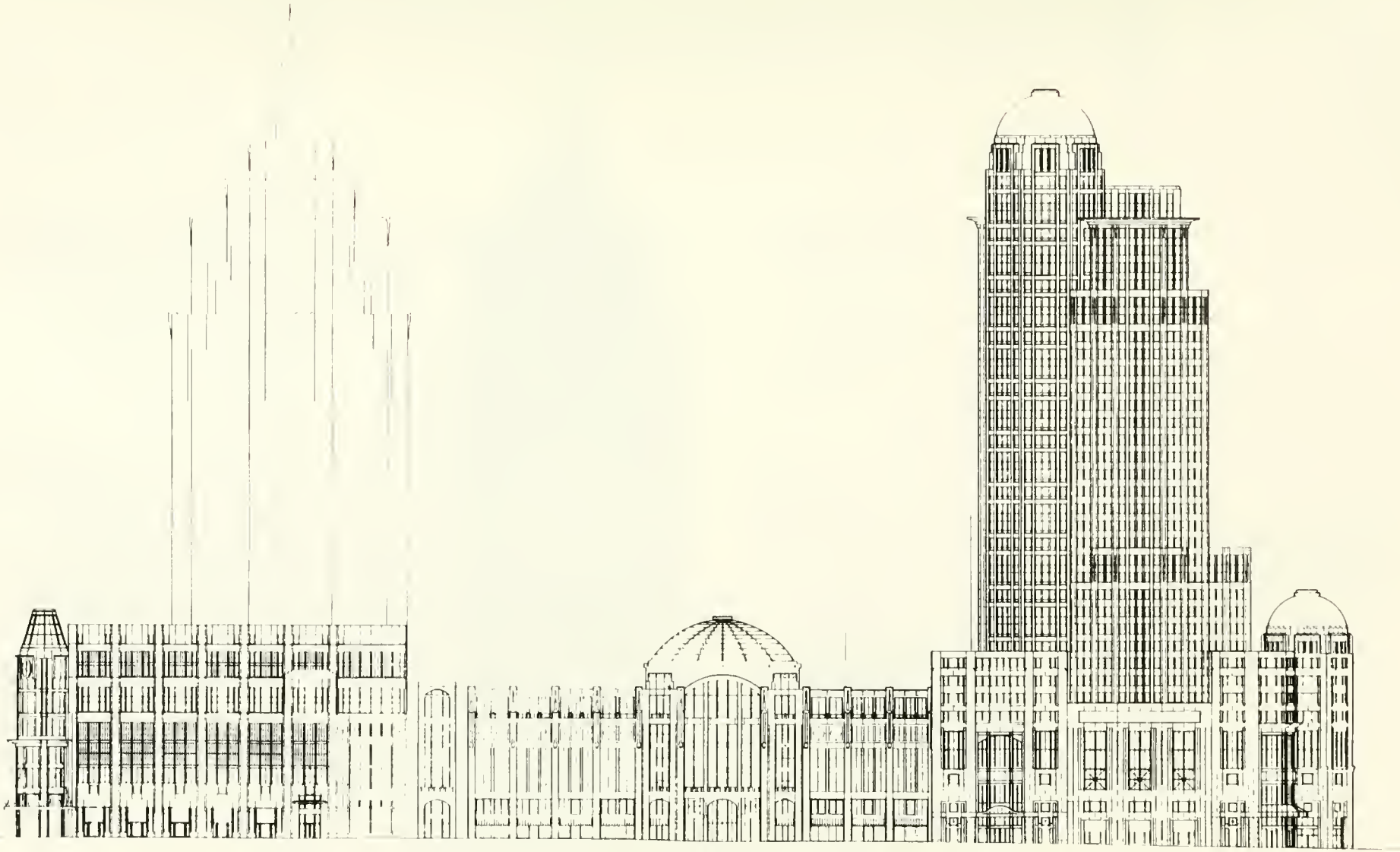


WASHINGTON STREET ELEVATION

BOSTON CROSSING



BOSTON CROSSING



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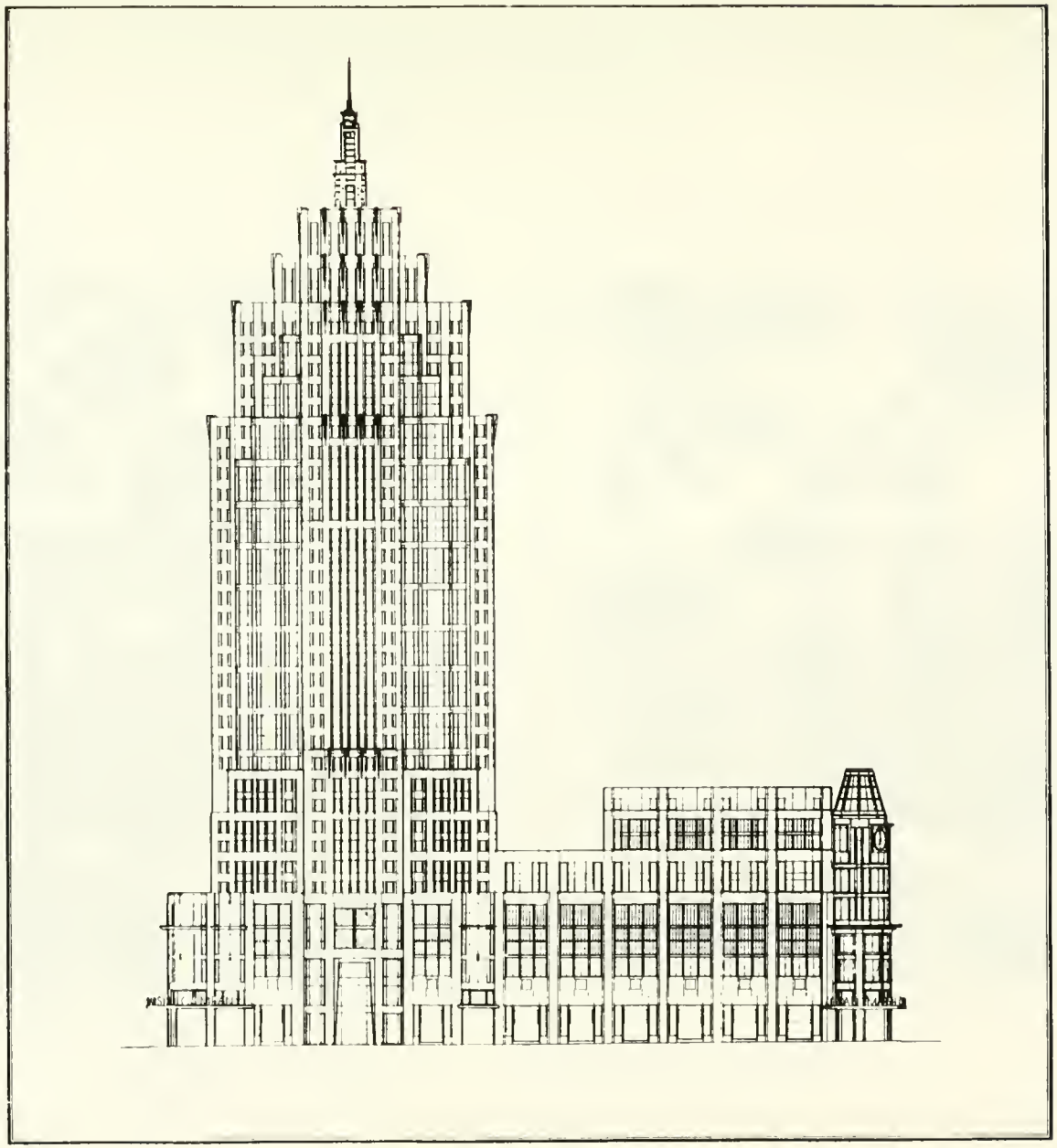


BOSTON CROSSING

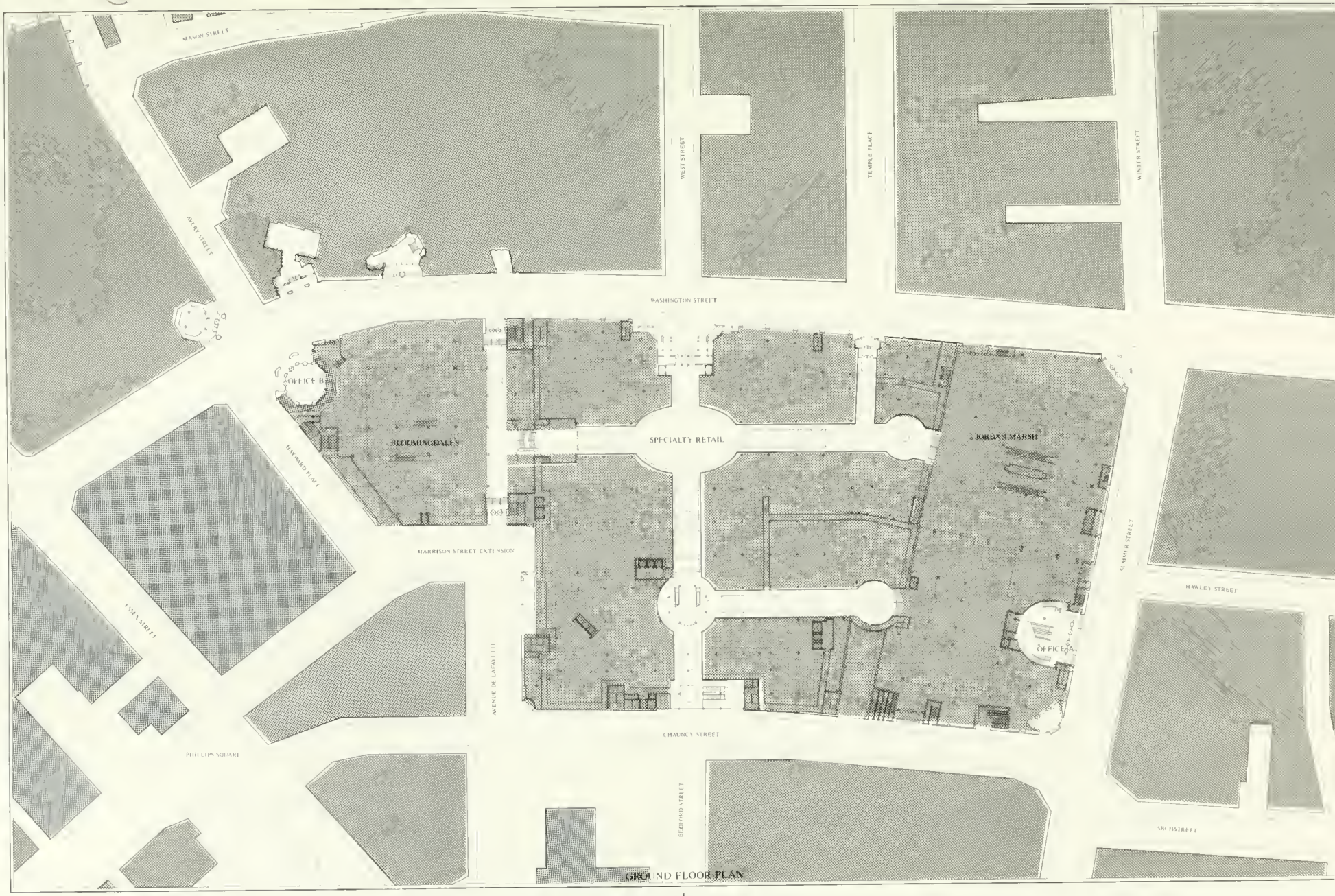
FIGURE VI-2A
BLOCK PATTERN FIGURE GROUND-EXISTING CONDITIONS

FIGURE VI-2B SOM
BLOCK PATTERN FIGURE GROUND-PROPOSED PROJECT

BOSTON GROSSING

TAMPEAT MASSACHUSETTS INC

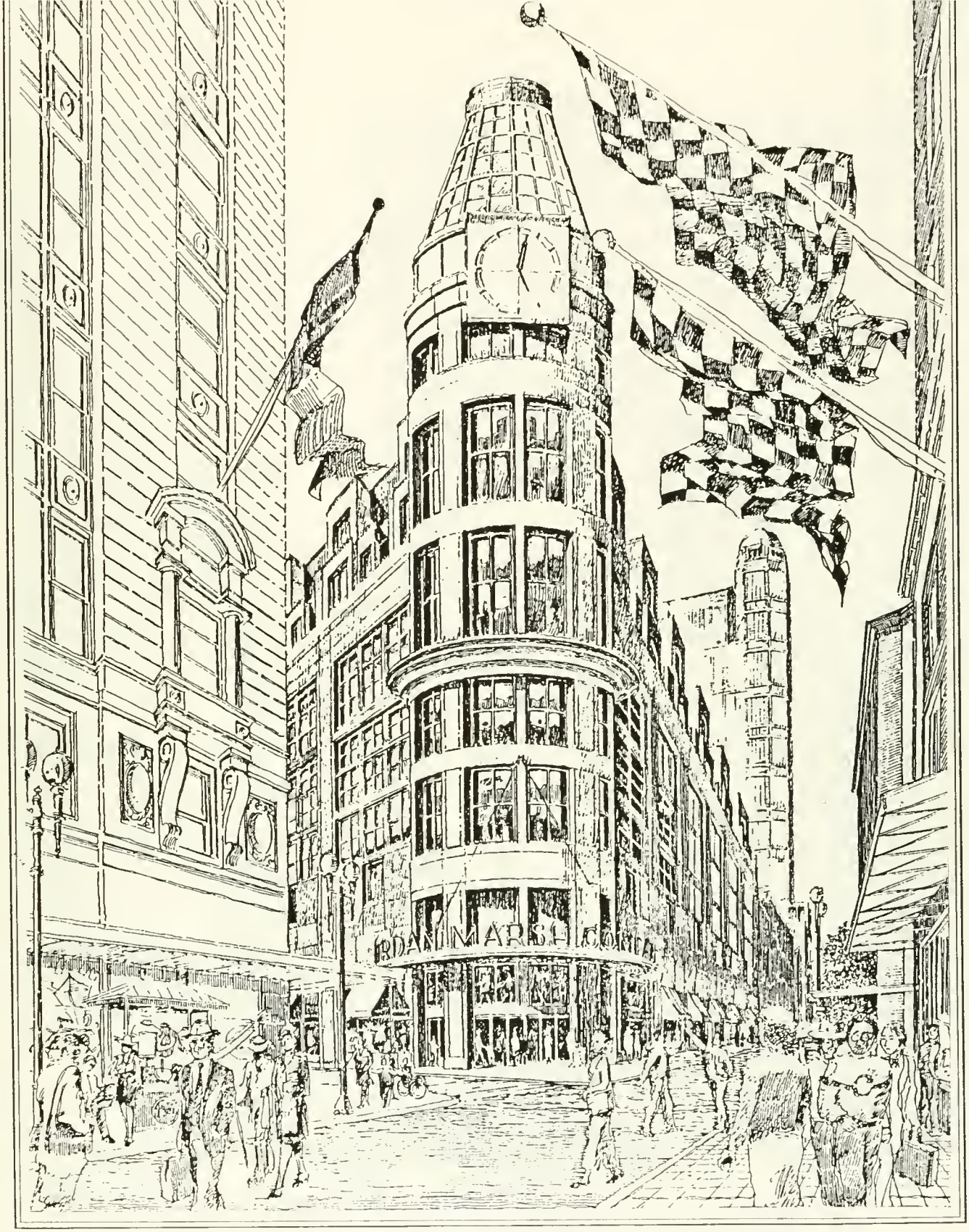
SKIDMORE OWINGS & MERRILL
BECKET ASSOCIATES INC



BOSTON GROSSING

CAMPEAU MASSACHUSETTS, INC.

SKIDMORE OWINGS & MERRILL
RTKL ASSOCIATES, INC.



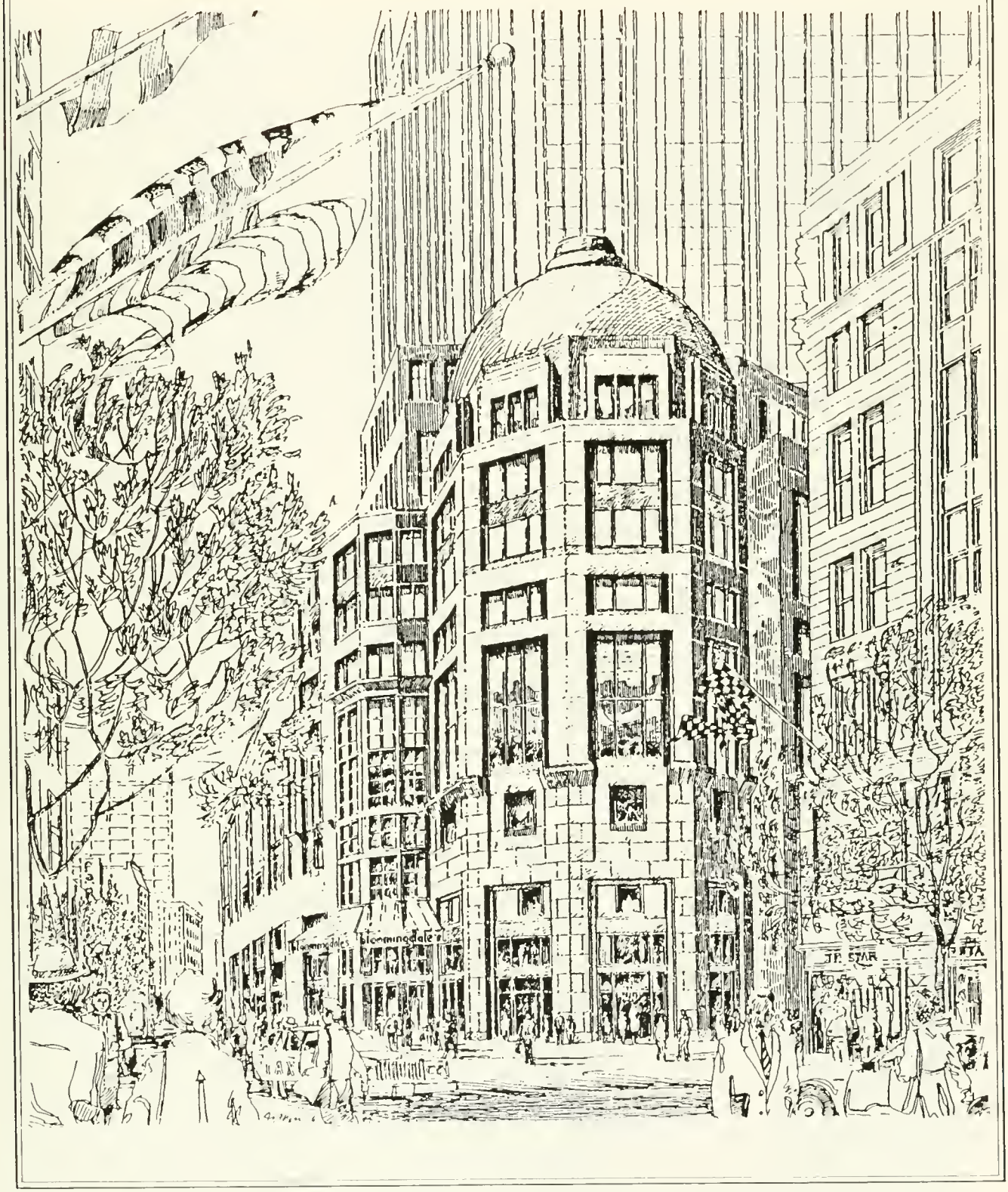
JORDAN MARSH-LOOKING SOUTH ON WASHINGTON STREET

BOSTON CROSSING

CAMPEAU MASSACHUSETTS, INC.

SKIDMORE, OWINGS & MERRILL

RTKL ASSOCIATES, INC.



BLOOMINGDALE'S-LOOKING NORTH ON WASHINGTON STREET

BOSTON CROSSING

CAMPEAU MASSACHUSETTS, INC.

SKIDMORE, OWINGS & MERRILL

RTKL ASSOCIATES, INC.

894 2056 1

RTKL ASSOCIATES, INC.

1 MAY, 1989

894 1949 1

PEDESTRIAN VIEW

A

BOSTON CROSSING

CAMPEAU MASSACHUSETTS, INC.

0

1 MAY, 1989

SKIDMORE, OWINGS & MERRILL

RTKL ASSOCIATES, INC.

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COMMONWEALTH CENTER

The F. D. Rich Co. of Boston, Inc., and A. W. Perry, Inc. have proposed a two-phased, $580 million project for the lower Washington Street area. The proposal includes:

- Two office towers on Washington Street, one at the corner of Boylston Street and the other between Avery Street and the the Paramount Theater, across from Lafayette Place. The heights are 395 and 350 feet. The towers together contain approximately 1.3 million square feet of office space.

- A 155-foot building at Avery and Tremont Streets with a 300-room hotel and a multi-level retail arcade measuring 240,000 square feet at the base, linking the Boston Common with Washington Street.

- Three theater facilities of 499, 499 and 250 seats

- A 1200-car underground garage.

The total development program is 1.9 million square feet; project architects are Kohn Pederson Fox Associates and Hardy Holzman Pfeiffer Associates are architects for the Paramount restoration.

Commonwealth Center will generate over $7.5 million in taxes annually. Eight million dollars will go to the City's housing linkage program, for the construction of housing on the R3/R3A site in Chinatown. Over $1.6 million will be contributed for new job development and training programs, targeted to Chinatown residents.

With the retrofitting of the Paramount Theater into a 499-seat dance facility and a 250-seat performance space, Commonwealth Center will make the Midtown Cultural District home to the premier dance performance facility of its kind in the United States. A 499-seat flexible theatre will also be provided.

Commonwealth Center will contribute to the long-term maintenance of the Boston Common, and encourage active pedestrian use of this long neglected area. An on-site daycare facility will be provided in the project as well.

As part of Commonwealth Center's Plan for historic preservation the landmark Paramount Theater will be restored and the Evans House on Tremont Street will be renovated. The Paramount serves as an important reminder of the golden age of motion pictures. The Evans House is the City's last surviving commercial brownstone.

Commonwealth Center will contribute to the reconstruction of the Chinatown Orange line station.

COMMONWEALTH CENTER (Phase I & II)

GENERAL INFORMATION:

PROJECT ADDRESS: 595-631 Washington Street, 2-21 Boylston Street
549-593 Washington Street
DEVELOPER: F. D. Rich and A. W. Perry, Inc.
ARCHITECT: Kohn, Pederson, Fox Associates
LEGAL COUNSEL: Gaston & Snow

ZONING INFORMATION:

ZONING: Article 38 - PDA II
REQUIRED ZONING RELIEF:

PROPOSAL INFORMATION:

TOTAL SF: 1,800,916
OFFICE SF: 1,339,439
RETAIL SF: 109,935
HOTEL SF & ROOMS: 277,142 (420 Rooms)
RESIDENTIAL SF & UNITS: 0
OTHER SF (SPECIFY): 62,400 (2 Theaters Phase I & II);
12,000 (Daycare Phase I)
PARKING SPACES: 800 (718 net new)

SITE AREA: 153,272 Total (Ph. 1: 96,027; Ph. 2: 57,245)
PROPOSED HEIGHT: 395' Phase I; 375 Phase II
PROPOSED FAR: 11.52 Phae I; 10.43 Phase II
TOTAL DEVELOPMENT COST: $335 million

PUBLIC BENEFITS:

CONSTRUCTION JOBS: 3,500
PERMANENT JOBS: 6,350
TAXES: $10 million
HOUSING LINKAGE: $8 million
JOBS LINKAGE: $1.6 million
CULTURAL: Renovation of the Paramount Theater & Contribution toward new theater
DAYCARE: 141 slots

DEVELOPMENT REVIEW STATUS: **(Asterisk denotes estimates)**

ARTICLE 31 STATUS:

PNF:	5/02/88	PAD:	6/01/89 *
SCOPE:	6/01/88	FPIR:	6/15/89 *
DPIR:	5/15/89 *	AD:	9/01/89 *

PUBLIC HEARINGS:

BRA BOARD DATE:
BOARD OF APPEAL DATE:

CONSTRUCTION STATUS:

START OF CONSTRUCTION: Phase I: 1st Quarter 1990; Phase II: 2nd Quarter 1993
DATE OF COMPLETION: Phase I: 3rd Quarter 1992; Phase II: 2nd Quarter 1995

OUTSTANDING ISSUES:

COMMONWEALTH CENTER (PHASE I)

GENERAL INFORMATION
PROJECT ADDRESS: 595-631 Washington Street, 2-21 Boylston Street
DEVELOPER: F.D. Rich of Boston, Inc. and A.W. Perry, Inc.
ARCHITECT: Kohn, Pederson, Fox Associates

ZONING INFORMATION
MIDTOWN ZONING: Medium Growth District (125' - 155', 8-10 FAR)
UNDERLYING ZONING: B-10

PROPOSAL INFORMATION
DEVELOPMENT PROGRAM
- TOTAL SF: 1,173,037
- OFFICE SF: 753,260
- RETAIL SF: 100,935
- HOTEL SF & ROOMS: 277,142 (420 Rooms)
- RESIDENTIAL SF & UNITS: 0
- OTHER SF (SPECIFY): 59,400 (2 Theaters Phase I & II); 12,000 (Daycare)
- PARKING SPACES: 800 (718 net new)

SITE AREA: 96,027
PROPOSED HEIGHT: 395'
PROPOSED FAR: 11.52
TOTAL DEVELOPMENT COST: $335 million

PUBLIC BENEFITS:
- CONSTRUCTION JOBS: 1,906
- PERMANENT JOBS: 3,775
- TAXES: $6,760,000
- HOUSING LINKAGE: $5.12 million
- JOBS LINKAGE: $1.02 million
- CULTURAL: Renovation of Paramount Theater and contribution toward new theater
- DAYCARE: 141 slots

DEVELOPMENT REVIEW APPROVAL STATUS
DIPP HEARING DATE: N/A
SUBJECT TO ARTICLE 31: Yes
DATE OF BOARD OF APPEAL HEARING: Not Scheduled
START OF CONSTRUCTION: 1st quarter 1990
DATE OF COMPLETION: 3rd quarter 1992

STATUS: PNF: 5/02/88 SCOPE: 6/01/88

COMMONWEALTH CENTER (PHASE II)

GENERAL INFORMATION
PROJECT ADDRESS: 549-593 Washington Street
DEVELOPER: F.D. Rich of Boston, Inc. and A.W. Perry, Inc.
ARCHITECT: Kohn, Pederson, Fox Associates

ZONING INFORMATION
MIDTOWN ZONING: Medium Growth District (125' - 155', 8-10 FAR)
UNDERLYING ZONING: B-10

PROPOSAL INFORMATION
DEVELOPMENT PROGRAM

TOTAL SF:	627,879	
OFFICE SF:	586,179	
RETAIL SF:	9,000	
HOTEL SF & ROOMS:	0	
RESIDENTIAL SF & UNITS:	0	
OTHER SF (SPECIFY):	59,400	(2 Theaters Phase I & II)
	12,000	(Daycare in Phase I)
PARKING SPACES:	400	(162 net new)

SITE AREA: 57,245
PROPOSED HEIGHT: 375'
PROPOSED FAR: 10.43
TOTAL DEVELOPMENT COST: $280 million

PUBLIC BENEFITS:

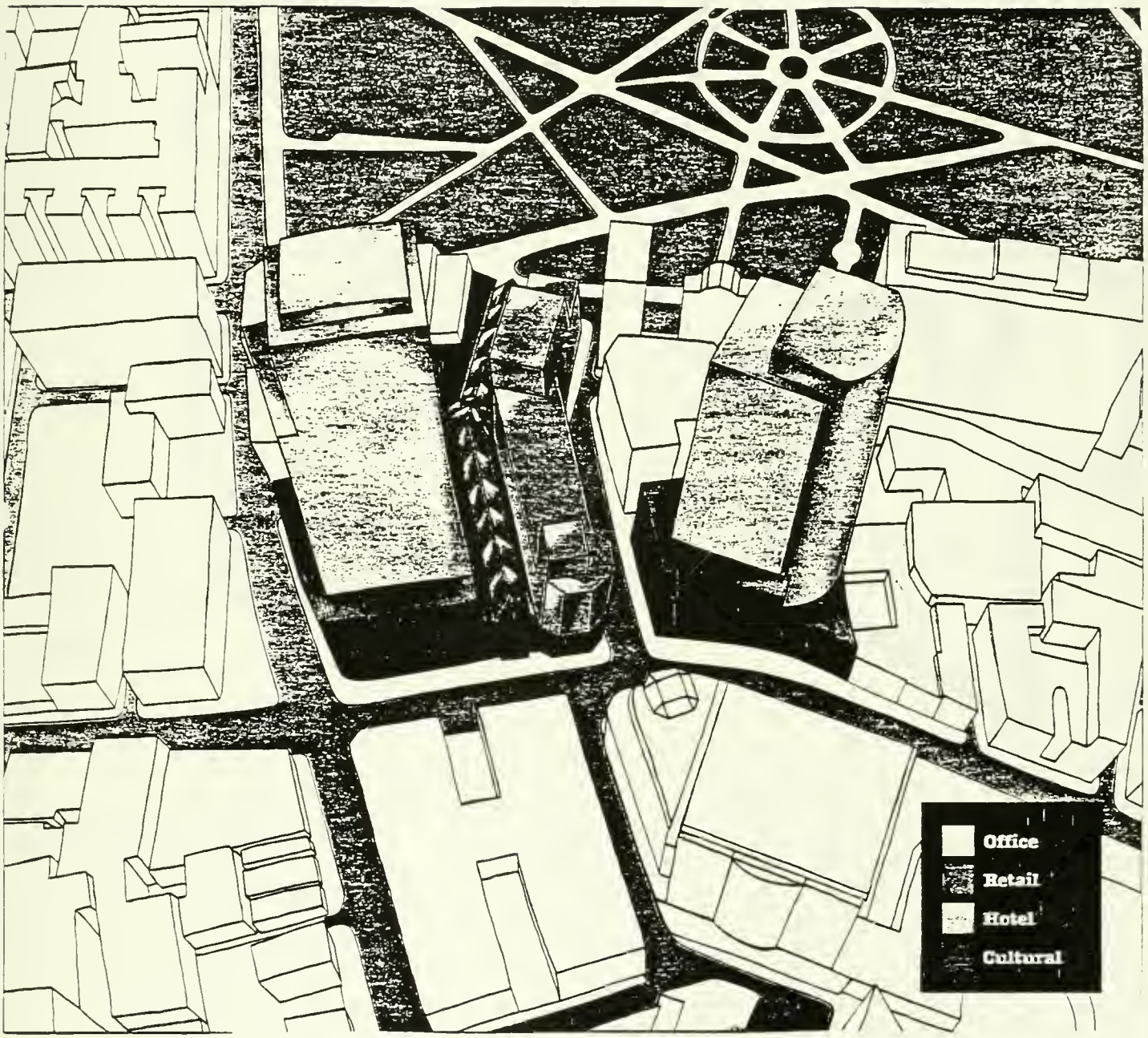
CONSTRUCTION JOBS:	1,594
PERMANENT JOBS:	2,575
TAXES:	$3.24 million
HOUSING LINKAGE:	$2.88 million
JOBS LINKAGE:	$576,000
CULTURAL:	(Included in Phase I)
DAYCARE:	(Included in Phase I)

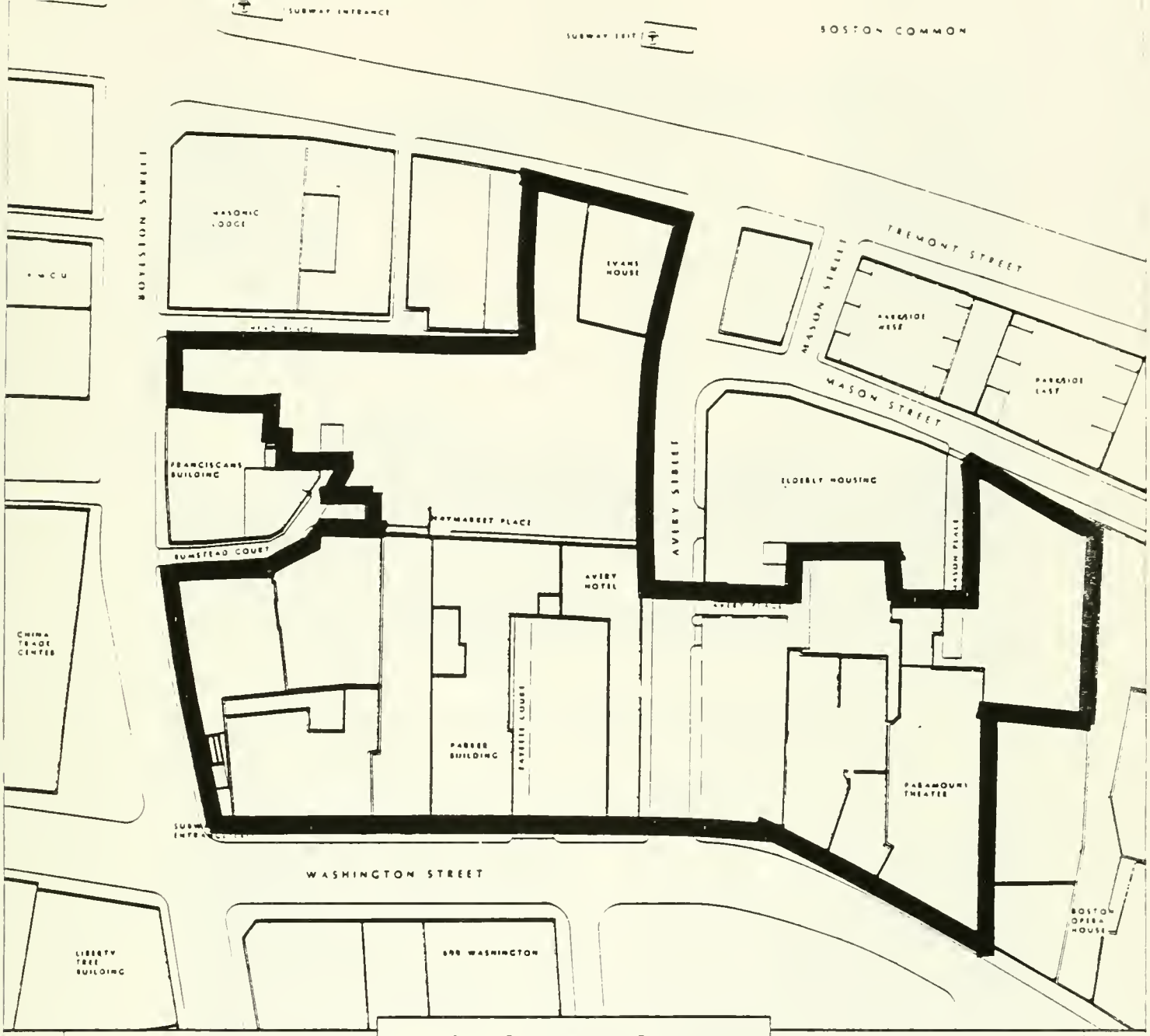
DEVELOPMENT REVIEW APPROVAL STATUS
DIPP HEARING DATE: N/A
SUBJECT TO ARTICLE 31: Yes
DATE OF BOARD OF APPEAL HEARING: Not Scheduled

START OF CONSTRUCTION: 2nd quarter 1993
DATE OF COMPLETION: 2nd quarter 1995

STATUS: PNF: 5/02/88 SCOPE: 6/01/88

COMMONWEALTH CENTER PROPOSAL





KOHN PEDERSEN FOX ASSOCIATES
FOR
F D RICH COMPANY

COMMONWEALTH CENTER
BOSTON

EXISTING SITE PLAN

SCALE 1" 32'-0" FEBRUARY 29 1988

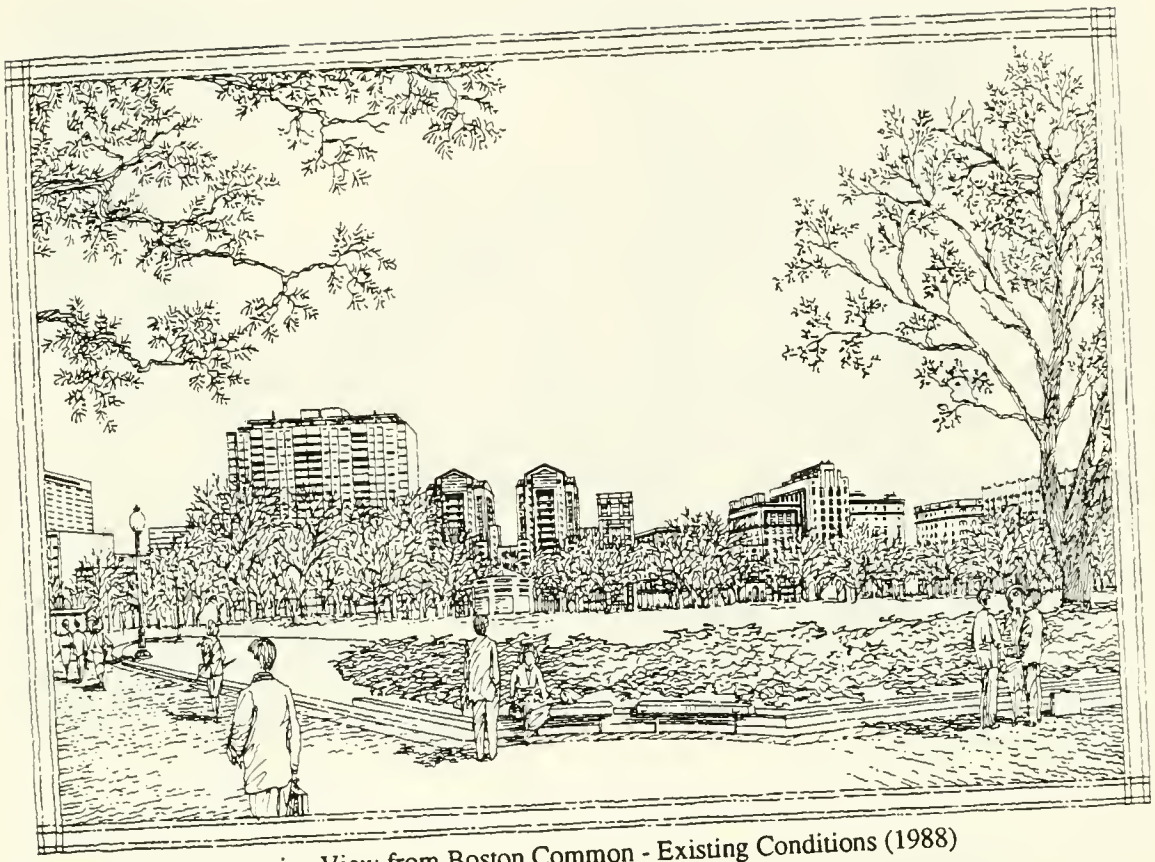


Figure 147. Perspective View from Boston Common - Existing Conditions (1988)

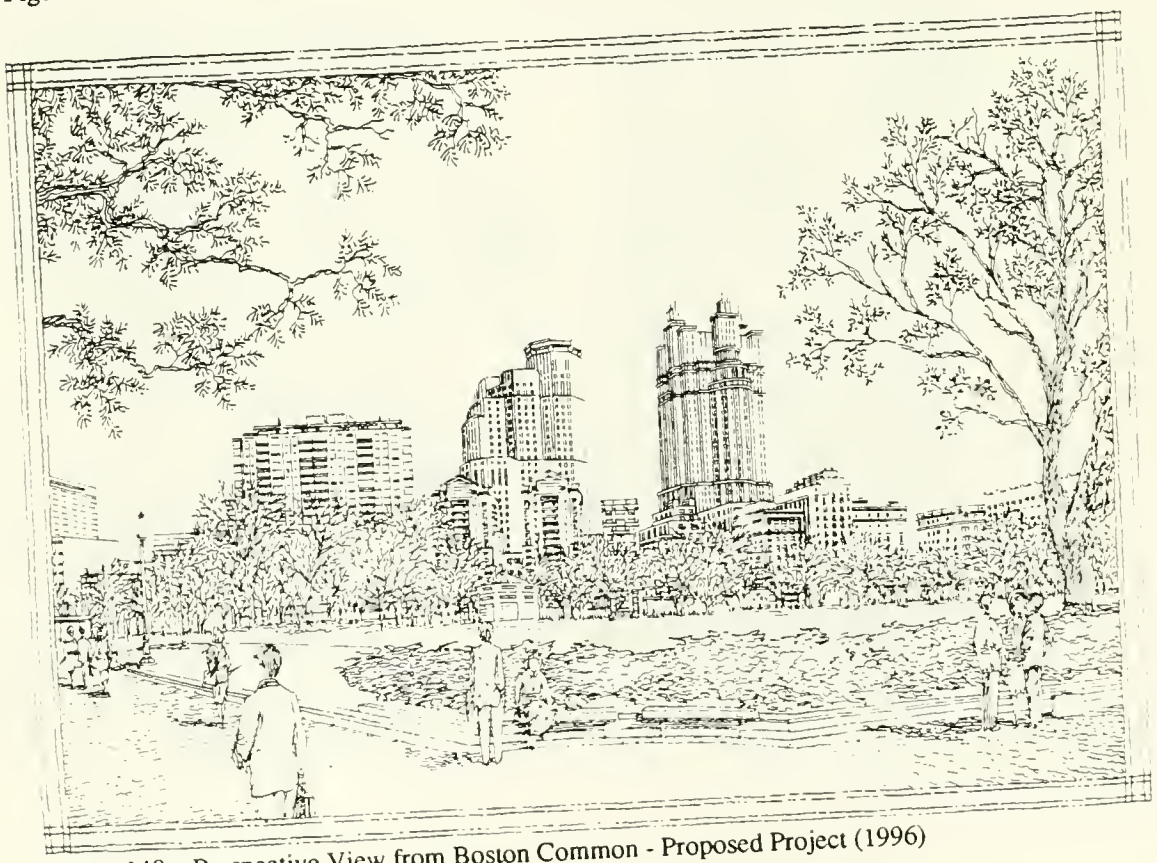


Figure 148. Perspective View from Boston Common - Proposed Project (1996)

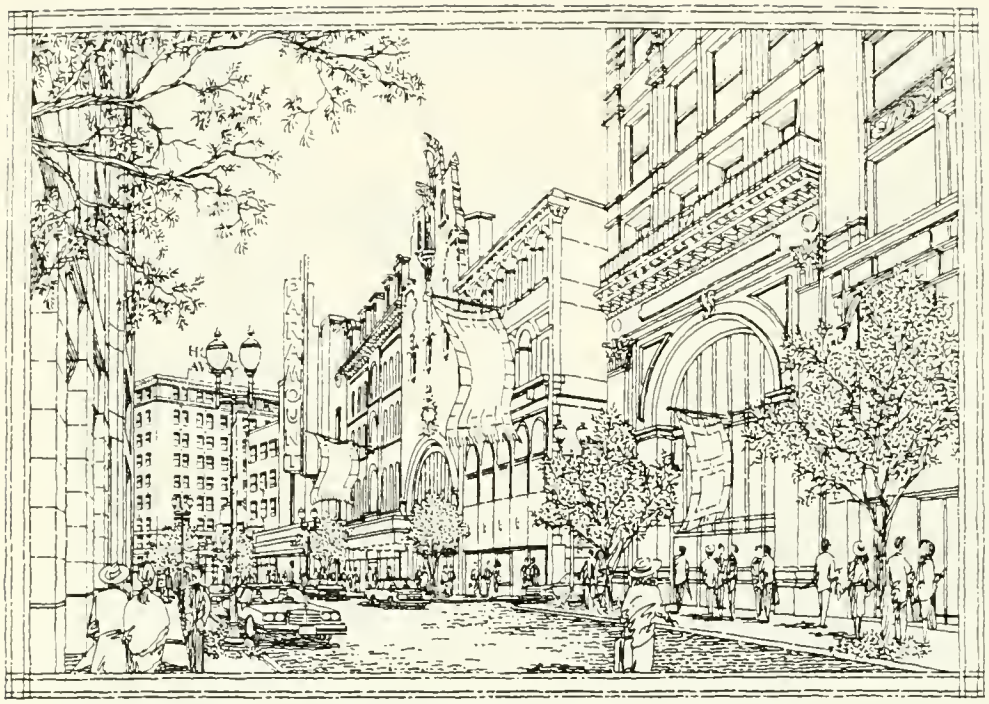


Figure 149. Perspective View from Washington Street Looking South - Existing Conditions (1988)

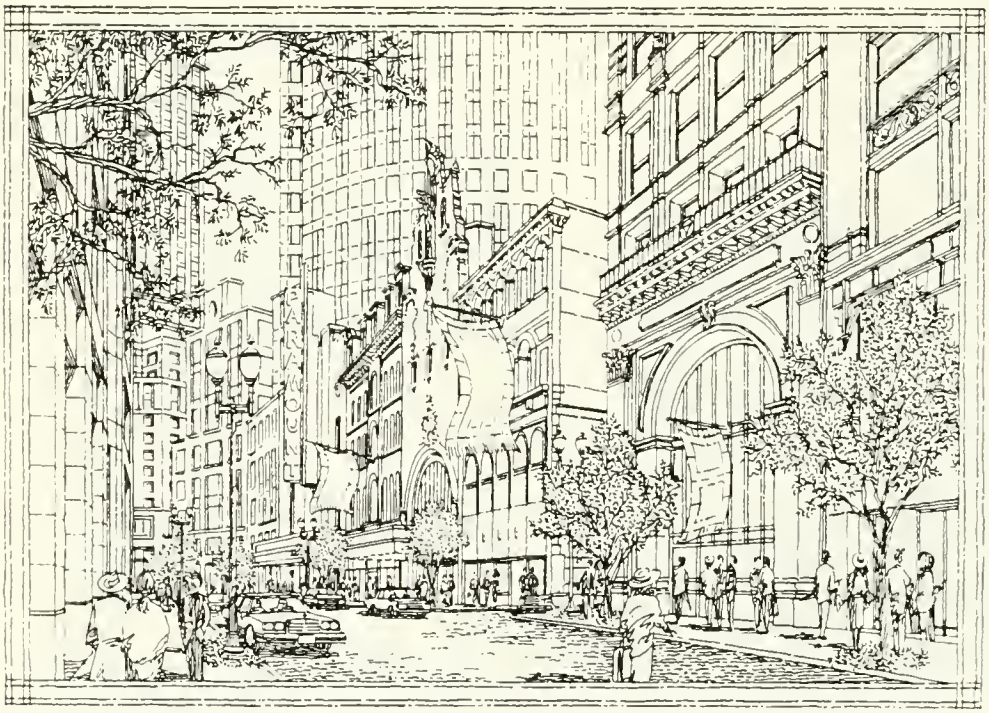


Figure 150. Perspective View from Washington Street Looking South - Proposed Project (1996)

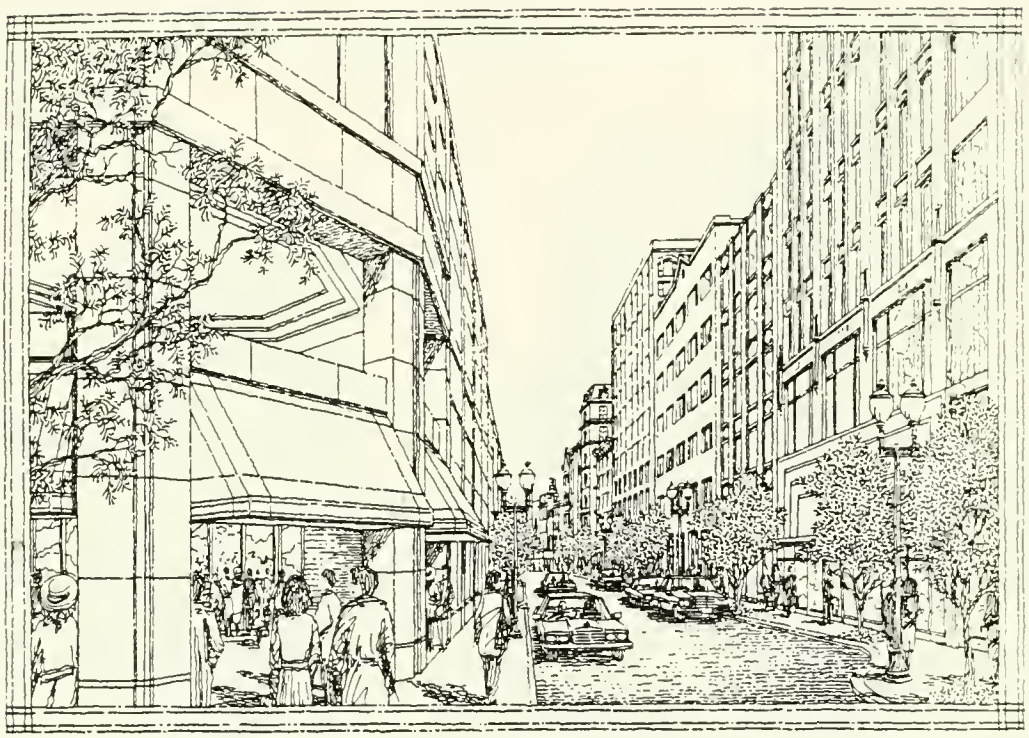


Figure 151. Perspective View from Washington Street from Downtown Crossing - Existing Conditions (1988)

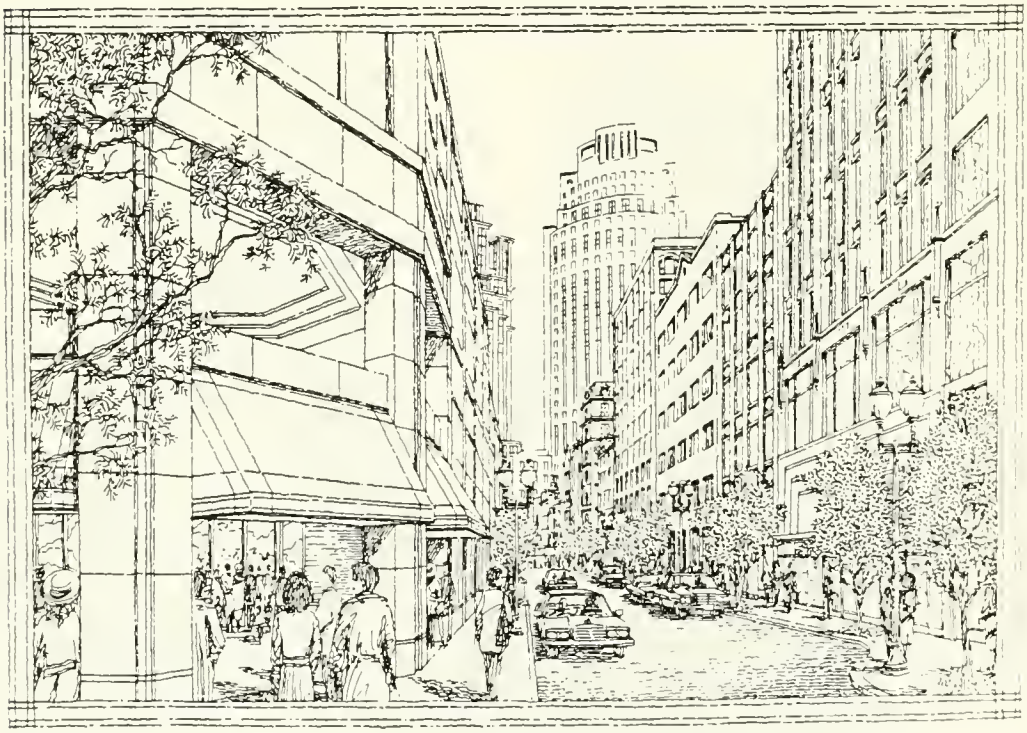


Figure 152. Perspective View from Washington Street from Downtown Crossing - Proposed Project (1996)

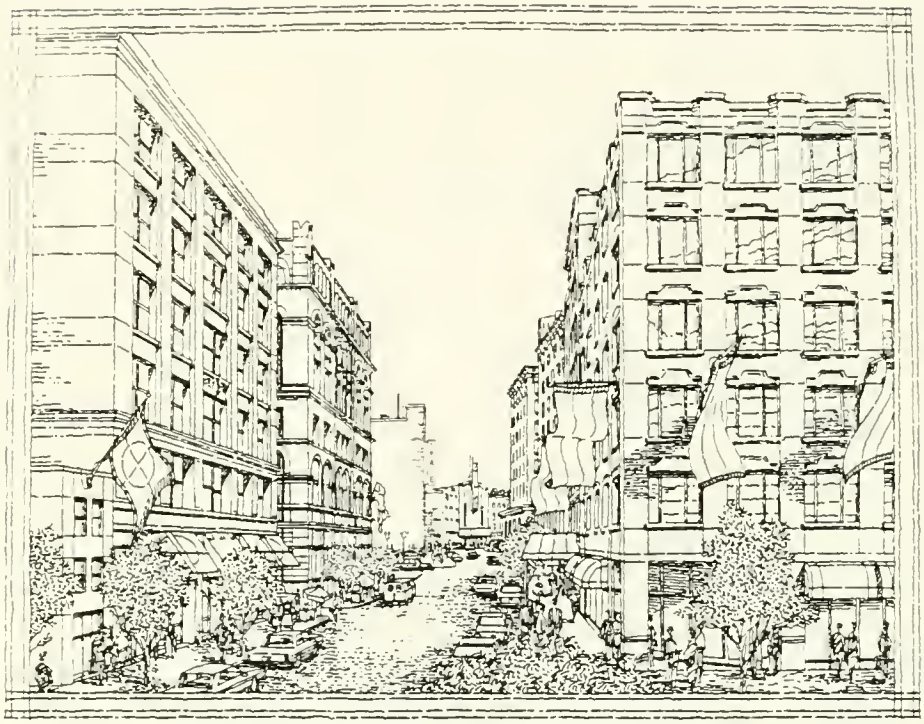


Figure 153. Perspective View from Beach Street Looking North - Existing Conditions (1988)

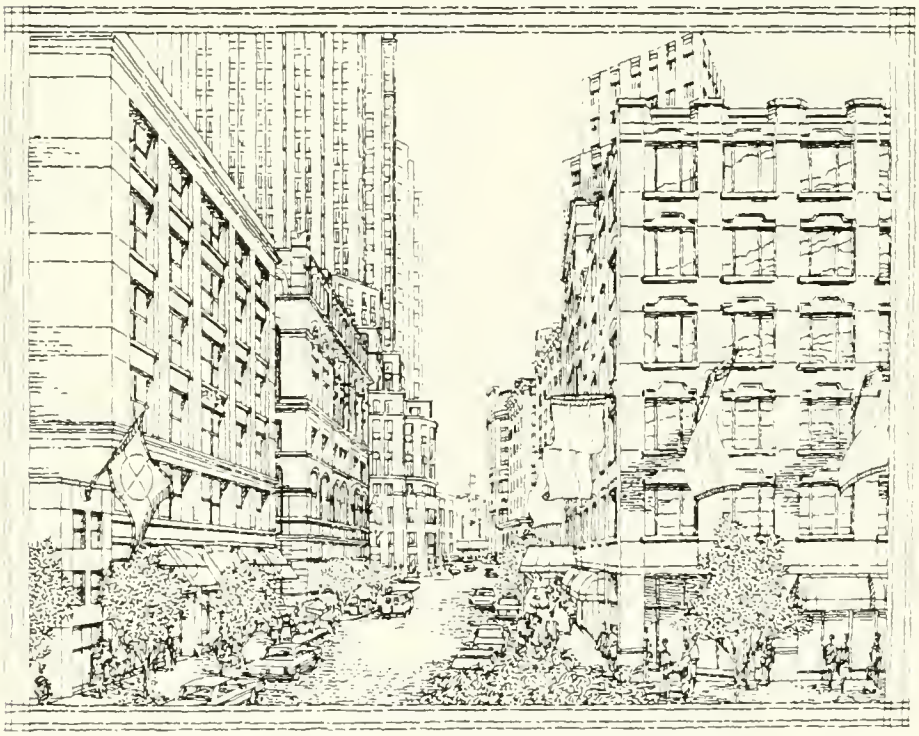


Figure 154. Perspective View from Beach Street Looking North - Proposed Project (1996)

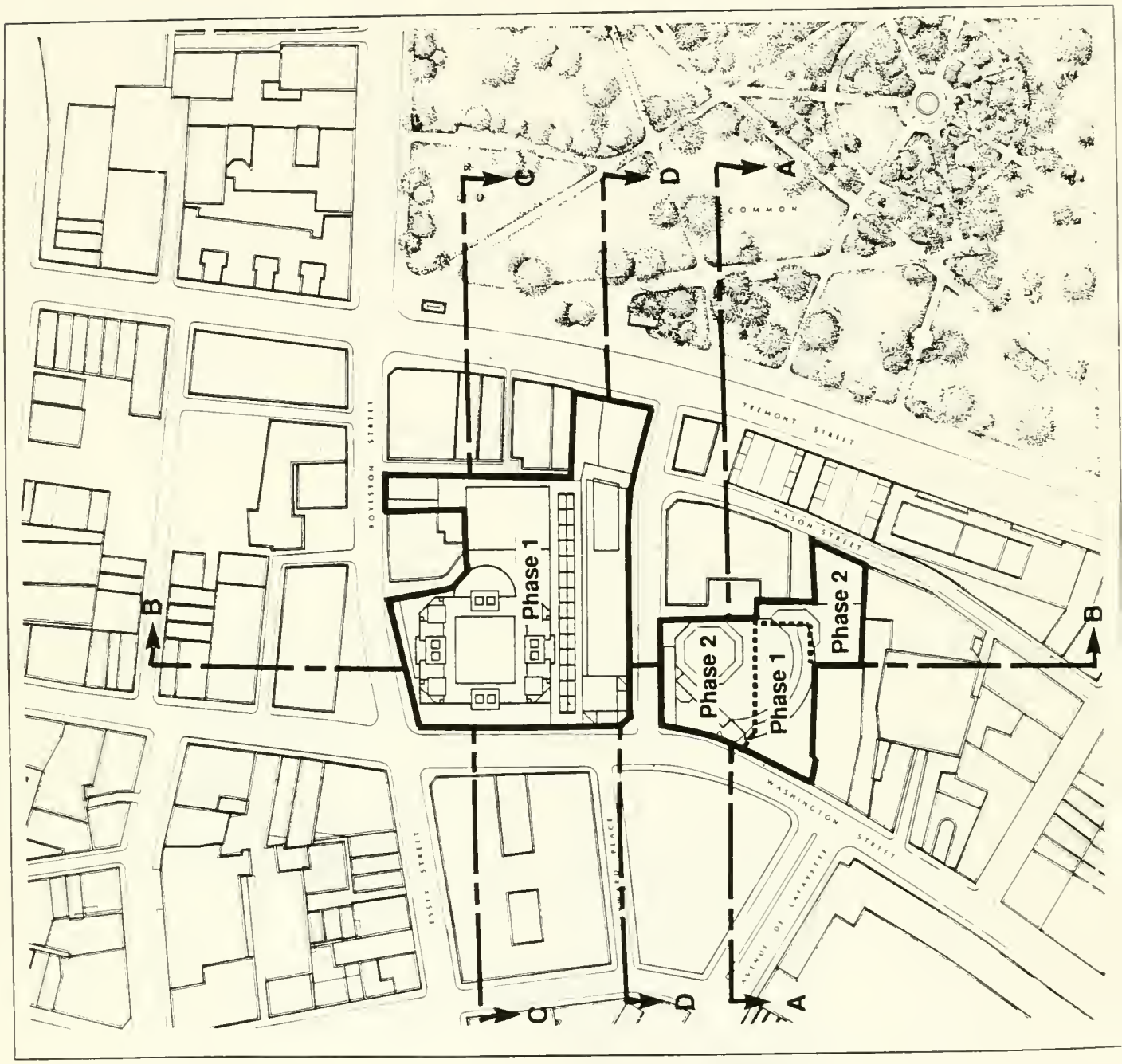


Figure 155. Site Plan

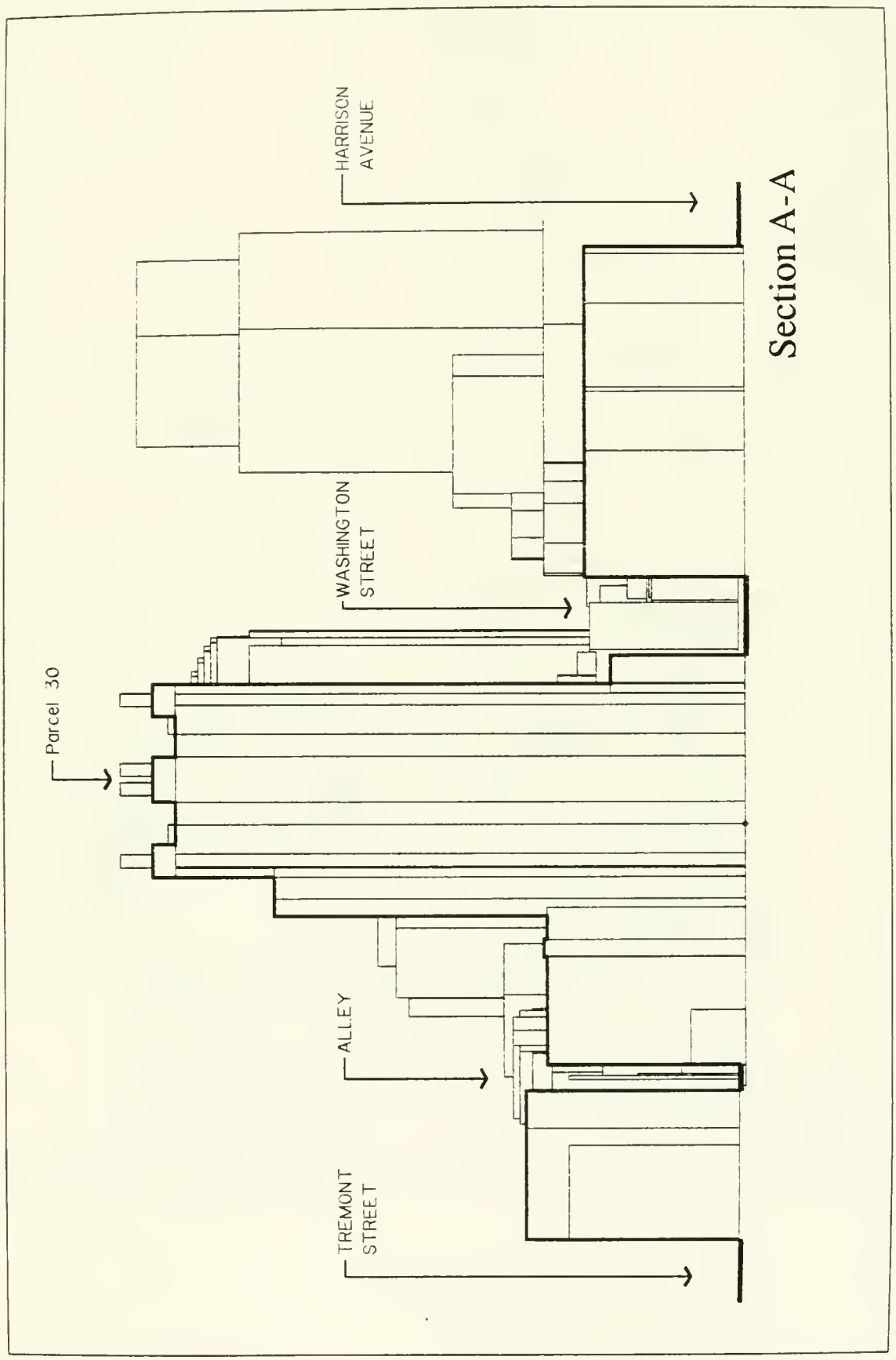


Figure 156. Site Sections A-A

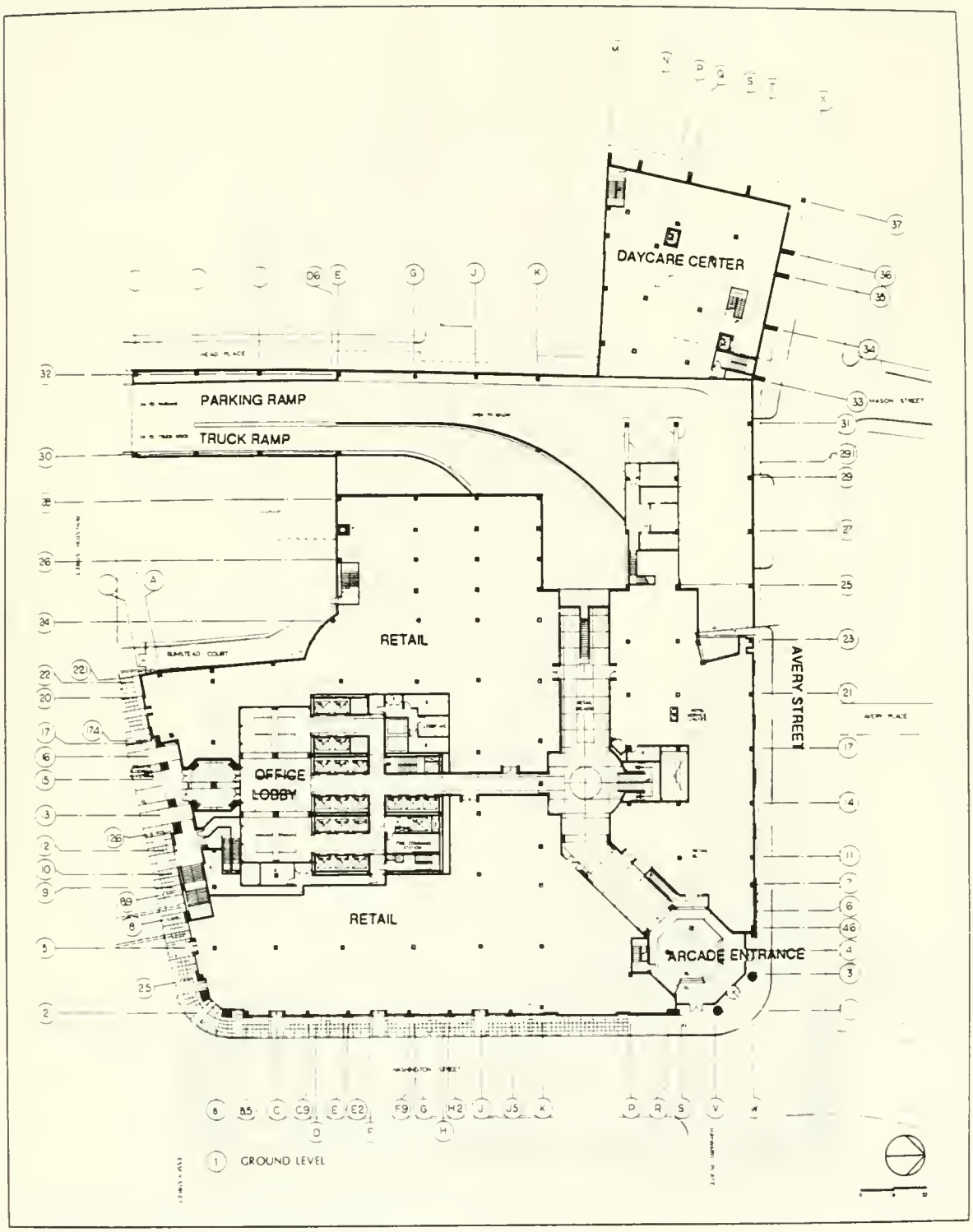


Figure 160. Parcel 30 - Ground Floor Plan

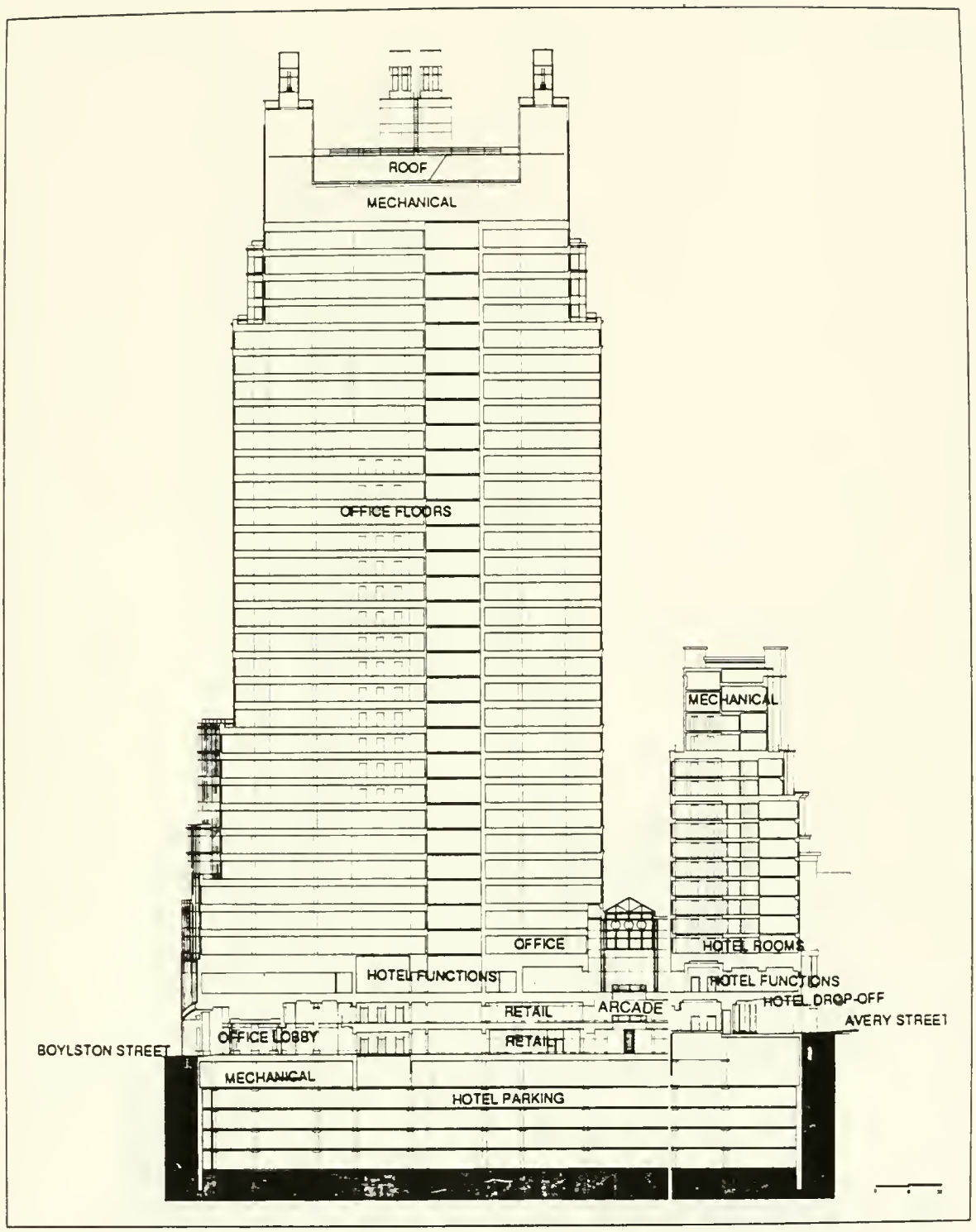


Figure 166. Parcel 30 - Transverse Section Looking West

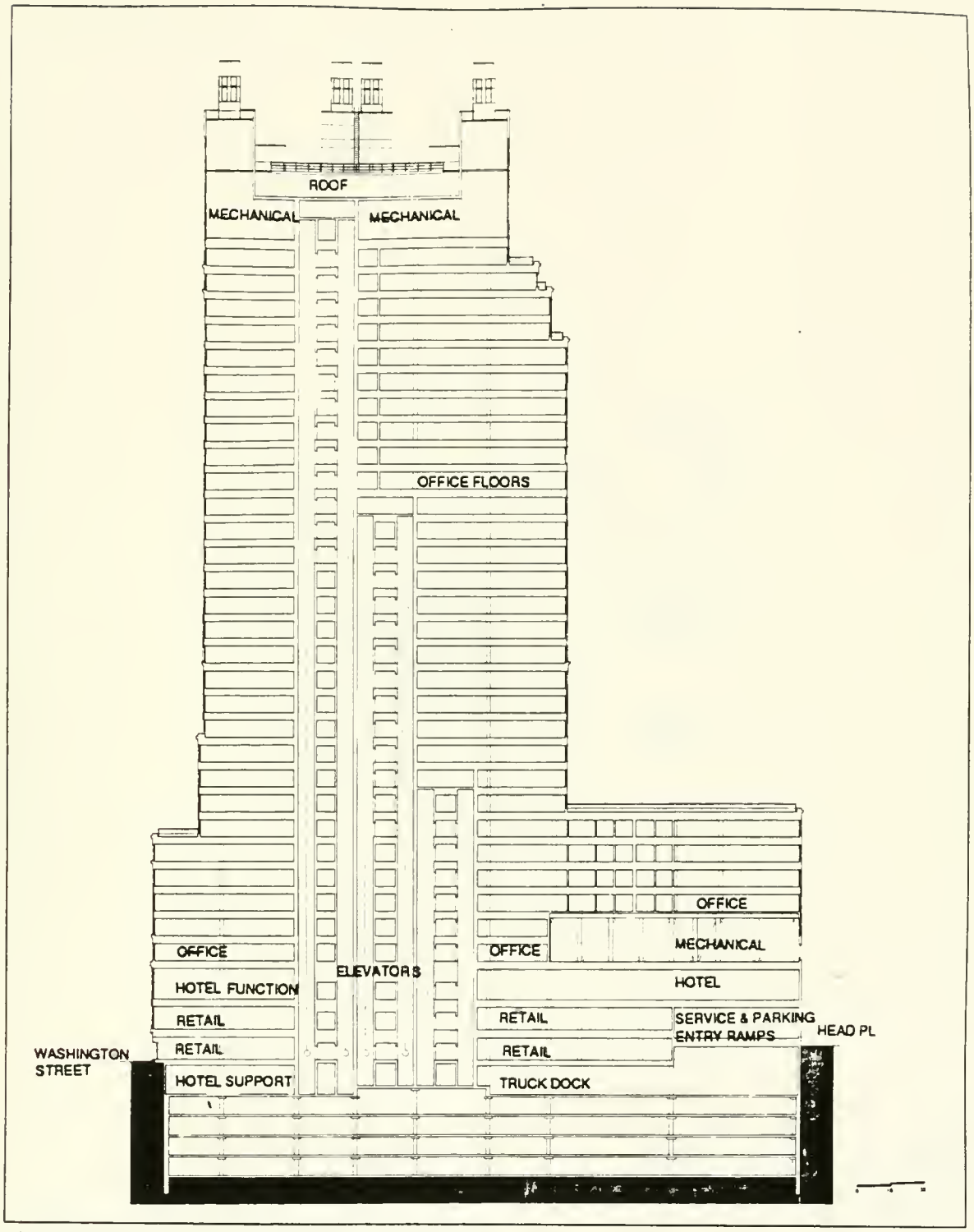


Figure 167. Parcel 30 - Cross Section Looking South

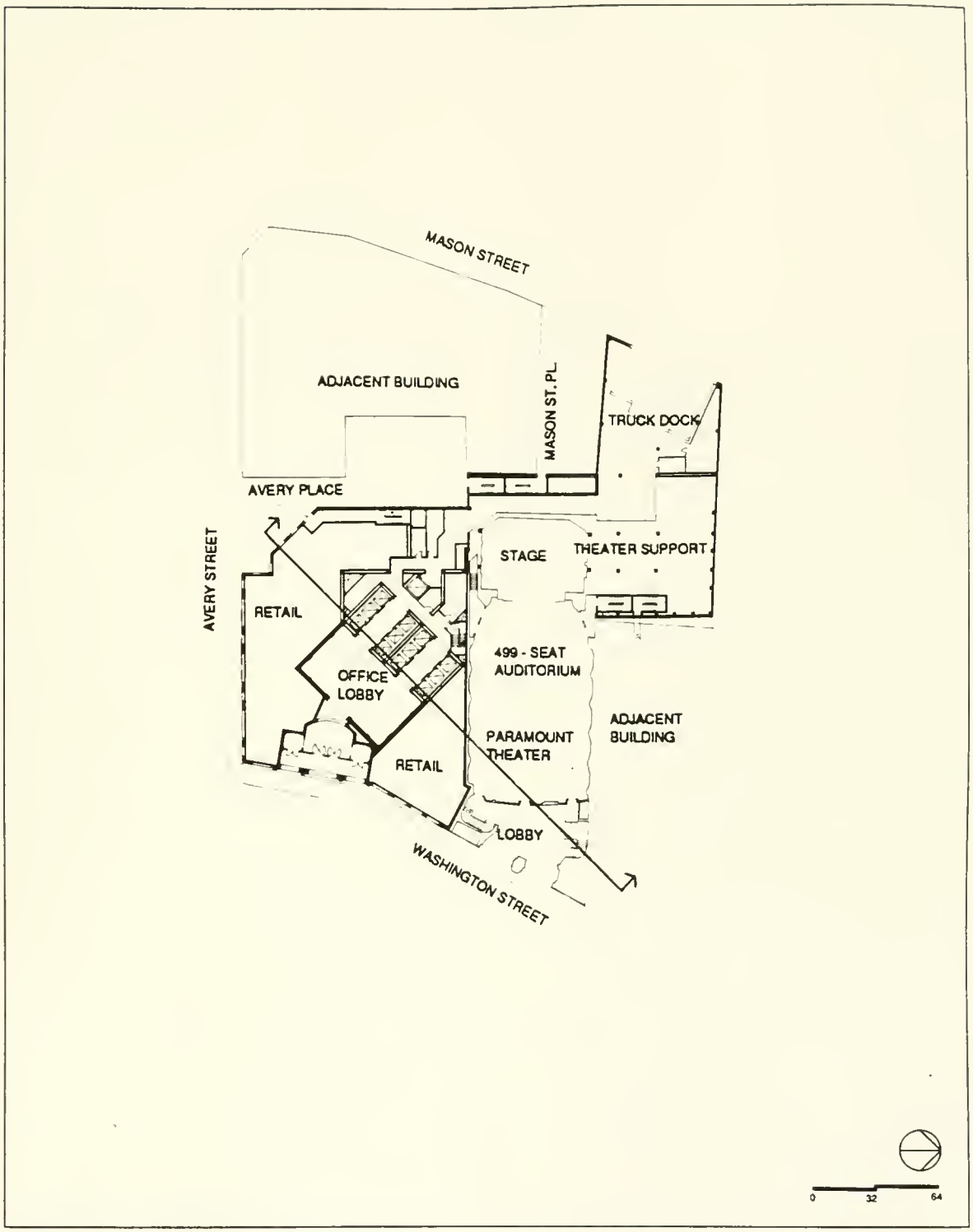


Figure 169. Keith Block - Ground Floor Plan

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PARKSIDE EAST
165 TREMONT STREET

Parkside East is proposed as a 115,901 square foot building, and includes 121 residential units, ground-floor retail space, a health club, and four levels of underground parking which would be connected to the garage beneath the adjacent 170 Tremont Street.

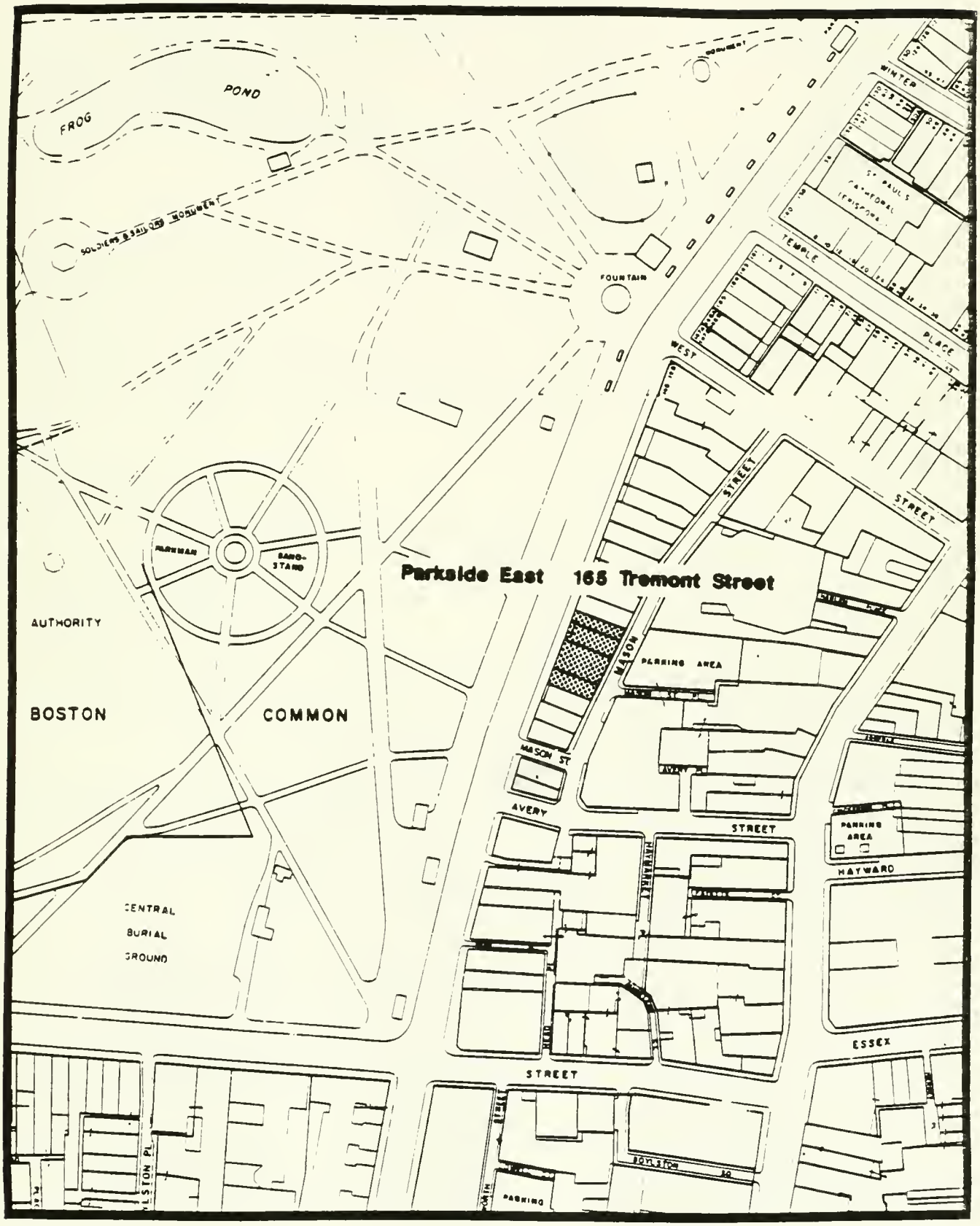
From Boston Common, 165 Tremont Street is proposed to appear as three distinct buildings. To the north, a through-block skylit arcade is proposed to provide all-weather passage to the Opera House on Mason Street. Retail uses, and a ticket booth for the Opera House, would be sited in the arcade. The central portion of the development is proposed at a height of 155 feet or 18-stories and an FAR of 12.9. Materials include flamed and polished stone, vision and decorative glass panels with bronze frames, and painted pressed metal panels. To the south, a new eight-story wing is proposed as a modulated glass facade which would include a 3500-square foot health club, with residential units above. Approximately 161 parking spaces are planned.

The Project Architect is Hoskins, Scott, Taylor & Partners, Inc. Development cost is approximately $35 million.

The developer is contributing $450,000 for the production of affordable housing in Chinatown and $70,000 into a newly created fund to outfit existing housing units for barrier free access for low and moderate income Boston residents.

SITE PLAN:

Parkside East 165 Tremont Street



PARKSIDE EAST DRAFTED, NOT FINAL

GENERAL INFORMATION:
PROJECT ADDRESS: 165 Tremont Street
DEVELOPER: Tremont Place Realty Trust (E.Jackson Hall, Thomas & James Piatt, Richard Goren)
ARCHITECT: Hoskins, Scott, Taylor
LEGAL COUNSEL: Csaplar & Bok

ZONING INFORMATION:
ZONING: IPOD-Medium Growth Subdistrict L
UNDERLYING ZONING: B-10
REQUIRED ZONING RELIEF: Enhanced height; IPOD permit; variances for FAR, open space, side yard, parapet setback and barrier free access; conditional use permit for parking

PROPOSAL INFORMATION:
TOTAL SF: 115,901
OFFICE SF: 0
RETAIL SF: 3,103
HOTEL SF & ROOMS: 0
RESIDENTIAL SF & UNITS: 109,297 SF, 121 Units
OTHER SF (SPECIFY): Health Club 3,501 SF
PARKING SPACES: 161

SITE AREA: 8,941
PROPOSED HEIGHT: 155'
PROPOSED FAR: 12.9
TOTAL DEVELOPMENT COST: $34,058,000

PUBLIC BENEFITS:
CONSTRUCTION JOBS: 192
PERMANENT JOBS: 16
TAXES: $176,767
HOUSING LINKAGE: $450,000 contribution to off-site
JOBS LINKAGE: N/A
OTHER: $70,000 to Barrier Free Access Fund; Condo owners pay $10.00 per month per unit to Boston Common Maintenance

DEVELOPMENT REVIEW STATUS: (asterisk denotes estimates)

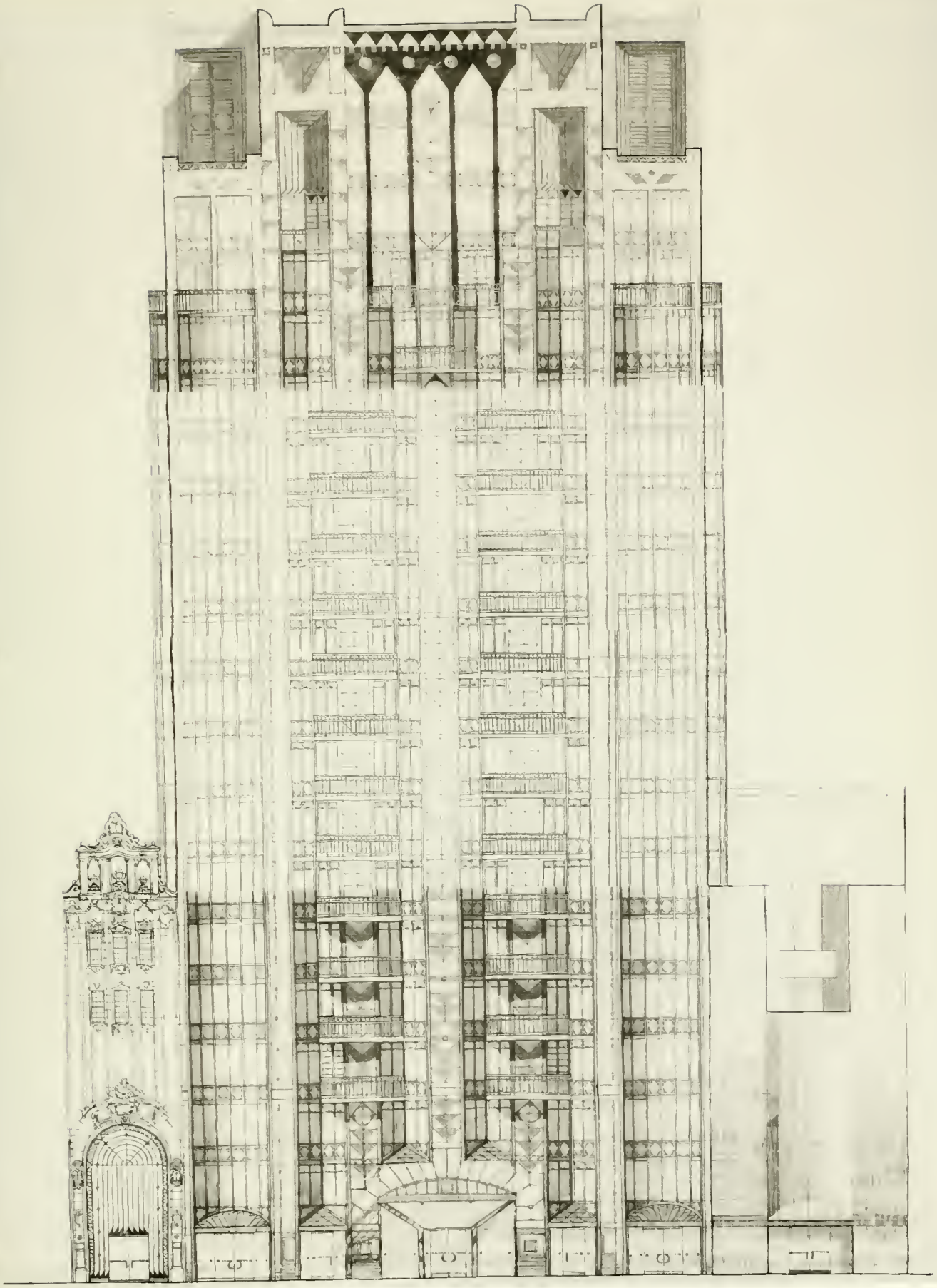
ARTICLE 31 STATUS:

PNF:	10/27/87	PAD:	5/31/88	REVISED FPIR:	~~4/1/89~~ *
SCOPE:	11/25/87	FPIR:	7/19/88		
DPIR:	3/18/88	AD:	9/13/88		

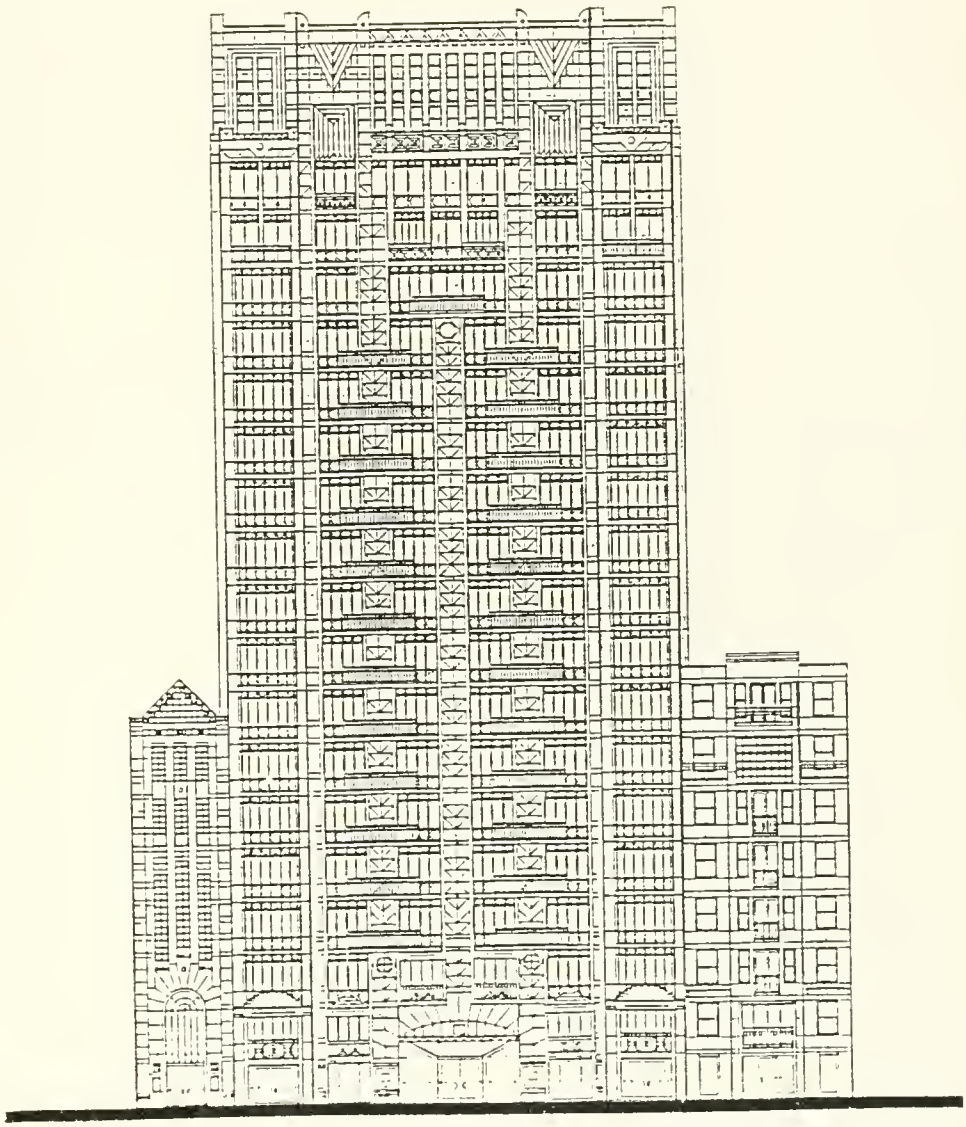
PUBLIC HEARINGS:
BRA BOARD DATE: 6/9/88 and 8/18/88
BOARD OF APPEAL DATE: 9/13/88

CONSTRUCTION STATUS:
START OF CONSTRUCTION: 4th Quarter 1989
DATE OF COMPLETION: 2nd Quarter 1991

OUTSTANDING ISSUES:
- Transportation component of the FPIR inadequate and must be resubmitted



165 Tremont Street
Parkside EAST



TREMONT STREET ELEVATION

PARKSIDE EAST

HOSKINS SCOTT TAYLOR & PARTNERS, INC.
ARCHITECTS
76 WEST STREET
PLYMOUTH, MASSACHUSETTS

© HOSKINS SCOTT TAYLOR & PARTNERS, INC. 1984

TREMONT ONE ASSOCIATES
70 UNIVERSITY ROAD
CAMBRIDGE, MASSACHUSETTS

165 TREMONT

172 TREMONT

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DRAFTED, NOT FINAL

PARKSIDE WEST
168 Tremont Street

GENERAL INFORMATION:
PROJECT ADDRESS: 168 Tremont Street
DEVELOPER: Hall Davison & Company
ARCHITECT: Cannon/Yan, Piatt Associates
LEGAL COUNSEL: Csaplar & Bok

ZONING INFORMATION:
ZONING: Medium Growth Subdistrict L
UNDERLYING ZONING: B-10
REQUIRED ZONING RELIEF: Variances Previously Granted

PROPOSAL INFORMATION:
TOTAL SF: 96,551
OFFICE SF: 0
RETAIL SF: 2,001
HOTEL SF & ROOMS: 0
RESIDENTIAL SF & UNITS: 94,550 (94 Units)
OTHER SF (SPECIFY): 0
PARKING SPACES: 94

SITE AREA: 5,668
PROPOSED HEIGHT: 155'
PROPOSED FAR: 13.5
TOTAL DEVELOPMENT COST: $20 million

PUBLIC BENEFITS:
CONSTRUCTION JOBS: 113
PERMANENT JOBS: 6
TAXES: $111,399
HOUSING LINKAGE: $500,000 - Voluntary Contribution
JOBS LINKAGE: N/A
CULTURAL:
DAYCARE:

DEVELOPMENT REVIEW STATUS:

ARTICLE 31 STATUS:

Not subject to Article 31

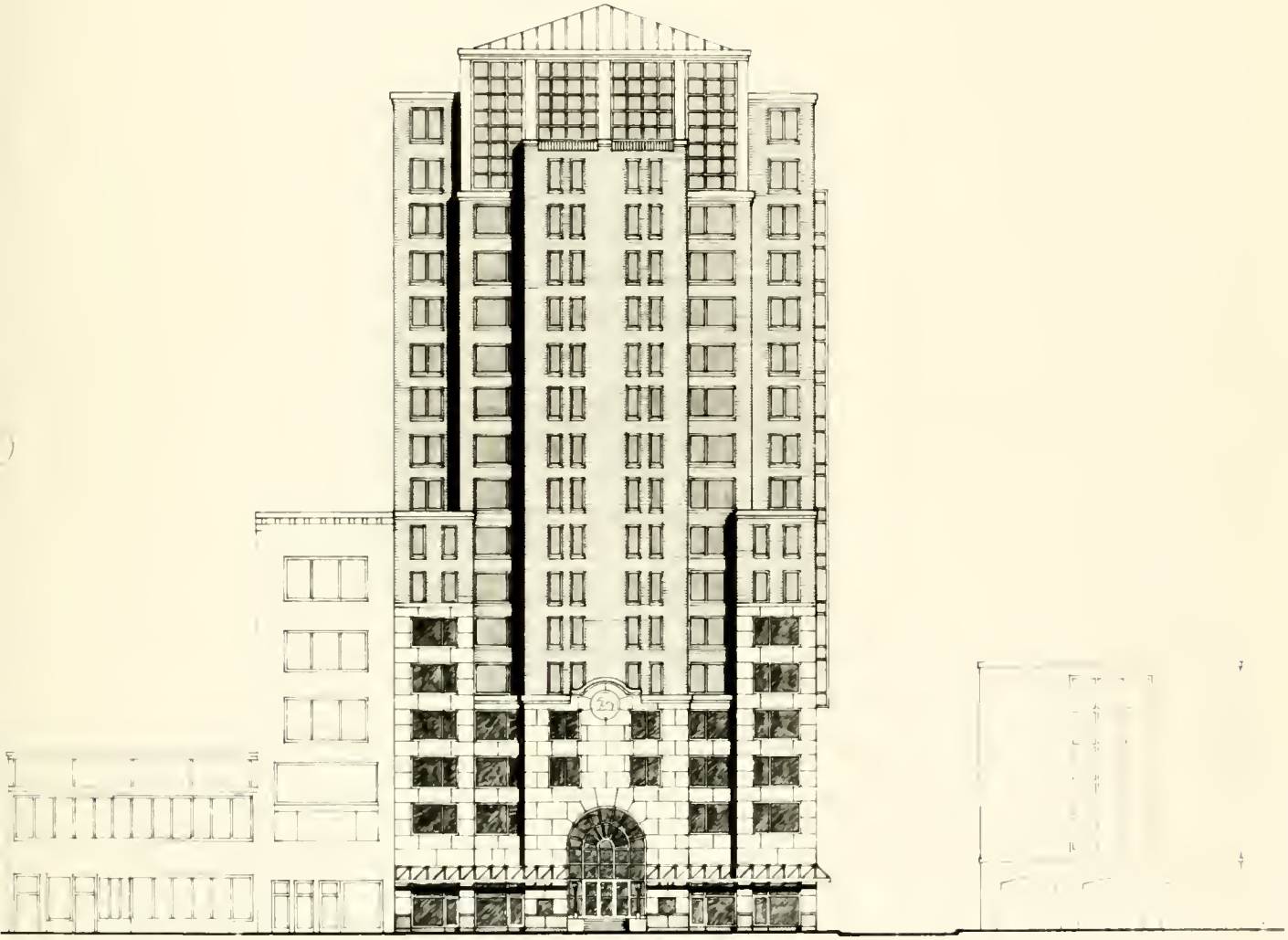
PUBLIC HEARINGS:
BRA BOARD DATE: 7/17/86
BOARD OF APPEAL DATE: 7/29/86

CONSTRUCTION STATUS:
START OF CONSTRUCTION: Underway
DATE OF COMPLETION: 1989 - 2nd Quarter

OUTSTANDING ISSUES:

P
PARKSHOT

170 Tremont Street
Parkside West



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PARKSIDE-AT-MASON
172 TREMONT STREET

Parkside at Mason is for a 15-story condominium building with one level of underground parking. Height is 153 feet and FAR is 12.8. Gross floor area 44,194 square feet; site area is 3,445 square feet.

The project involves the demolition of the existing four-story steel frame Daughters of St. Paul Bookstore building. The building will contain 52 units on the upper floors, retail use on the ground floor, and 12 parking spaces below grade.

The building will be clad in a combination of masonry materials to include brick and stone. At the roof, the building is setback to reduce shadow impact on the Common.

The project architect is Piatt Associates. Development cost is approximately $15 million.

The developer is contributing $50,000 to the Midtown Cultural District Endowment Fund, $70,000 to a fund to provide improvements to existing housing units to make them barrier-free, and $50,000 to a fund to assist the homeless.

DRAFTED, NOT FINAL

PARKSIDE AT MASON
172 Tremont Street

GENERAL INFORMATION:
PROJECT ADDRESS: 172 Tremont Street
DEVELOPER: Jack Hall, Thomas & James Piatt, Richard Gorin
ARCHITECT: Piatt Associates
LEGAL COUNSEL: Csaplar & Bok

ZONING INFORMATION:
ZONING: Medium Growth Subdistrict L
UNDERLYING ZONING: B-10
REQUIRED ZONING RELIEF: IPOD Permit; Conditional Use Permit for Parking; Variances for FAR; Open Space; Parapet Setback; Side Yard; Barrier Free Access

PROPOSAL INFORMATION:
TOTAL SF: 44,194
OFFICE SF: 0
RETAIL SF: 2,282
HOTEL SF & ROOMS: 0
RESIDENTIAL SF & UNITS: 41,912; 52 Units
OTHER SF (SPECIFY): 0
PARKING SPACES: 12

SITE AREA: 3,445
PROPOSED HEIGHT: 153'
PROPOSED FAR: 12.8
TOTAL DEVELOPMENT COST: $15 million

PUBLIC BENEFITS:
CONSTRUCTION JOBS: 85
PERMANENT JOBS: 6
TAXES: $77,853
HOUSING LINKAGE: $50,000 voluntary contribution for homeless
CULTURAL: $50,000 to Midtown Cultural District Trust
OTHER: $70,000 to Barrier Free Housing Fund

DEVELOPMENT REVIEW STATUS:
ARTICLE 31 STATUS:

Not subject to Article 31

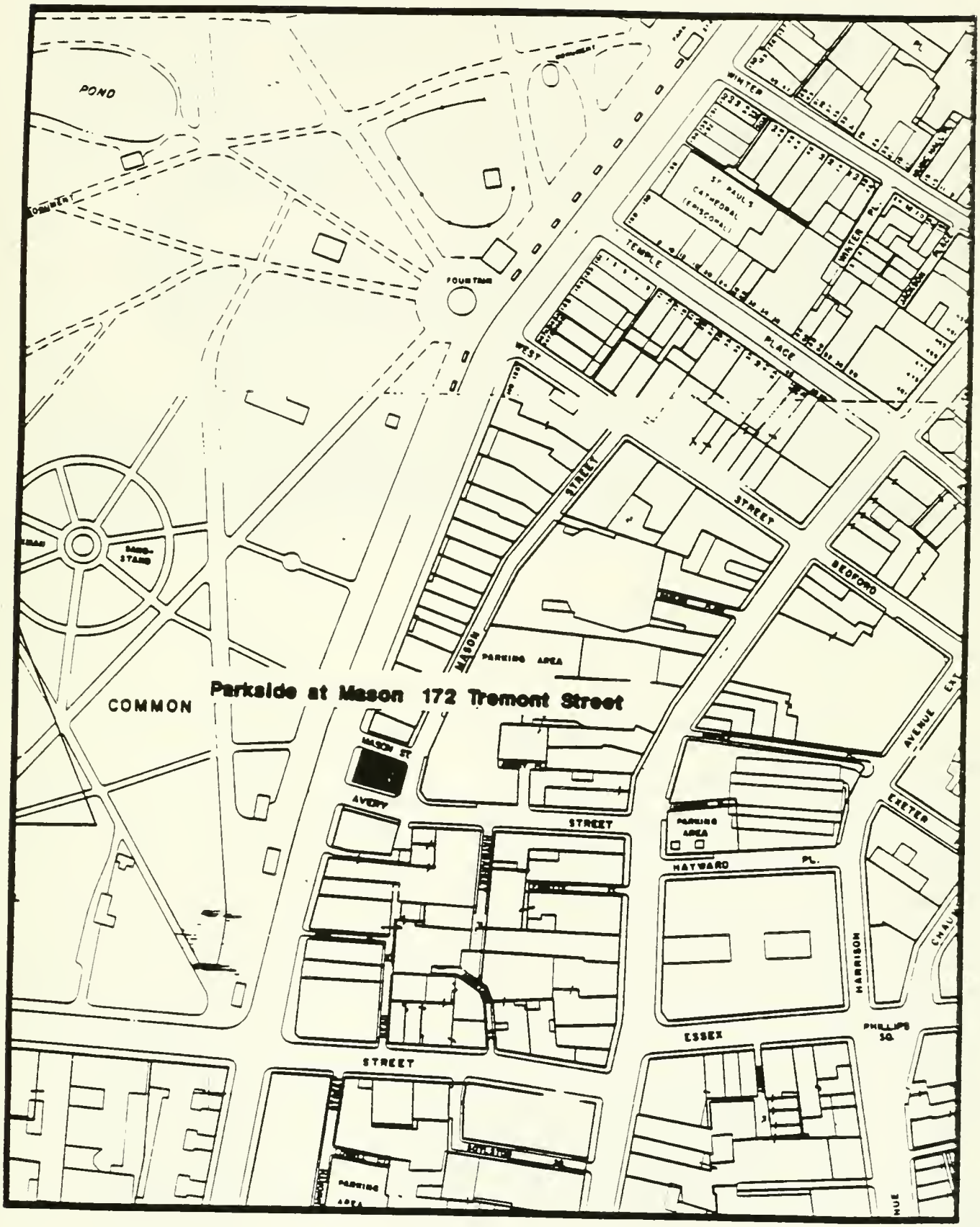
PUBLIC HEARINGS:
BRA BOARD DATE: 6/9/88; 8/18/88; 10/13/88
BOARD OF APPEAL DATE: Postponed indefinitely

CONSTRUCTION STATUS:
START OF CONSTRUCTION: Undetermined at this time
DATE OF COMPLETION: Undetermined at this time

OUTSTANDING ISSUES:
- Project may not proceed or may proceed as an alternative use (hotel)

SITE PLAN:

Parkside at Mason 172 Tremont Street



LIST OF DRAWINGS

A-2 Sub Division Plan 1" = 10'-0"
A-3 Topographic Plan 1" = 10'-0"
A-10 Construction Limits 1/8" = 1'-0"
A-4 SITE / [illegible] PLAN 1/16 = 1'-0"
A-[illegible] SITE [illegible] EVALUATION 1/4" = 1'-0"
A-9 SITE ACCESS / CIRCULATION PLAN 1" 1/8" = 1'-0"

PLAN DIMENSION SERIES

A0-11 Basement Plan 1/4" = 1'-0"
A0-12 Ground Floor Plan 1/4" = 1'-0"
A0-14 Typical Floor Plans, Levels [illegible] 1/4" = 1'-0"
A0-15 Penthouse Level 14 1/4" = 1'-0"
A0-16 Penthouse Level 15 1/4" = 1'-0"
A0-17 Mechanical Equipment Level 1/4" = 1'-0"
A0-18 Roof Plan 1/4" = 1'-0"

THIRTY SERIES ELEVATIONS AND SECTIONS [illegible] SCALE

A-31 Building Elevations 1/8" = 1'-0" (was dwg. 19)
A-32 Building Elevations 1/8" = 1'-0" (was dwg. 20)
A-33 Diagrammatic Building Sections 1/8" = 1'-0"

FORTY SERIES INTERIOR ELEVATIONS

A-41 Interior Elevations Lobby 3/8" = 1'-0"
A-42 Interior Elevations Typical Floors 1/4" = [illegible]

FIFTY SERIES LARGE SCALE ELEVATIONS [illegible]

SIXTY SERIES EXTERIOR WALL DETAIL

A-61 Exterior Wall Details 3/4" and 3" scales

A-63 Exterior Wall Sections - Tremont Street 3/4" = 1'-0"
A-64 Typical Exterior Wall Sections 3" = 1'-0"

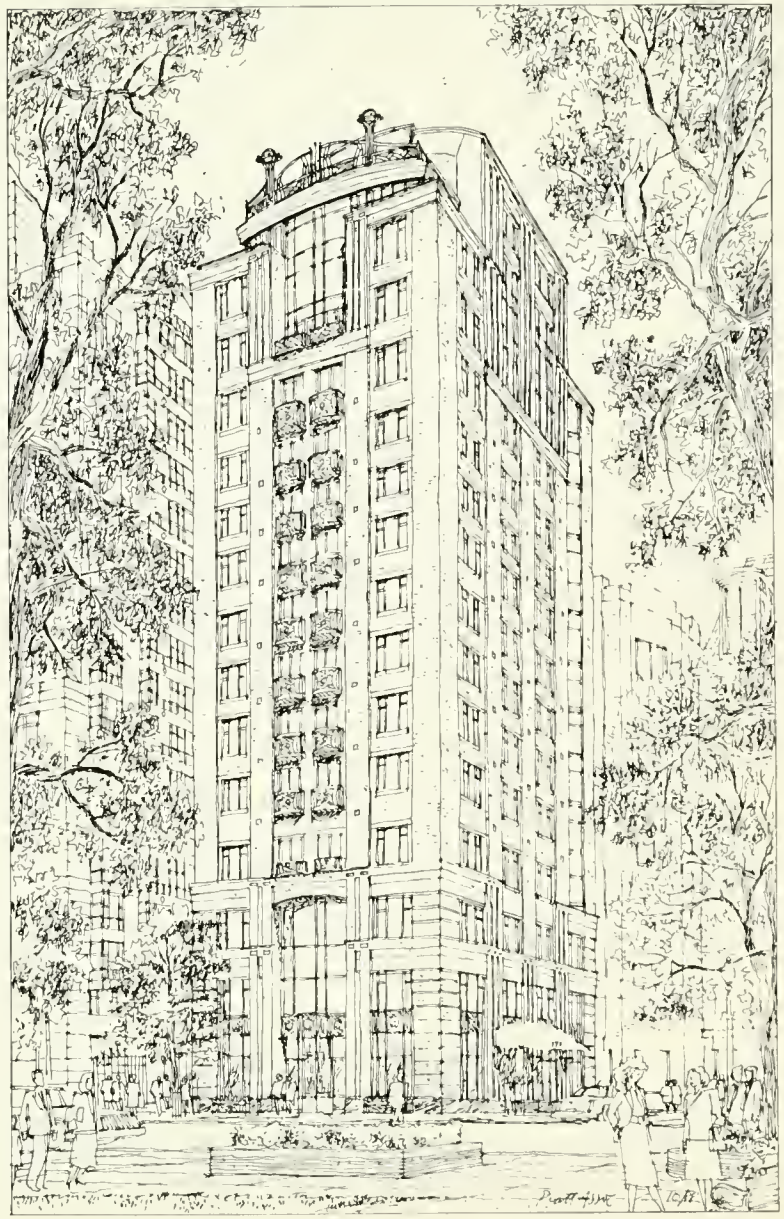
SEVENTY SERIES ELEVATIONS AND DETAILS

A-71 Typical Window Types 3/4" = 1'-0"
A-72 Storefront Window Elevations 1/4" = [illegible]

EIGHTY SERIES STAIRS AND ELEVATORS

A-81 Egress Stairs and Elevators 1/2" and 1/4" scale

A 92 PLANTER DETAILS, MISCELLANEOUS IRON WORK



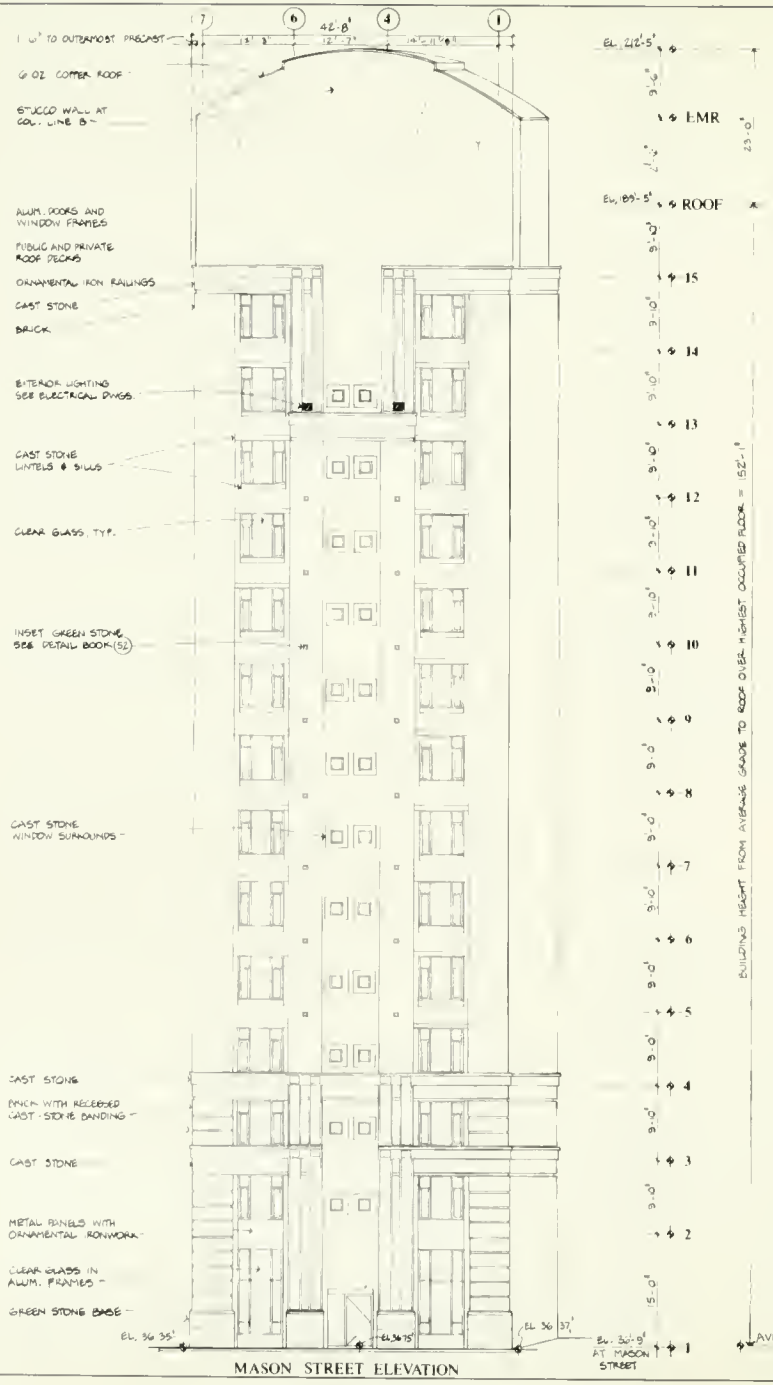
PARKSIDE

SCHEMATIC DESIGN SUBMITTAL
DRAWINGS 1-92 October 13, 1988
BOA

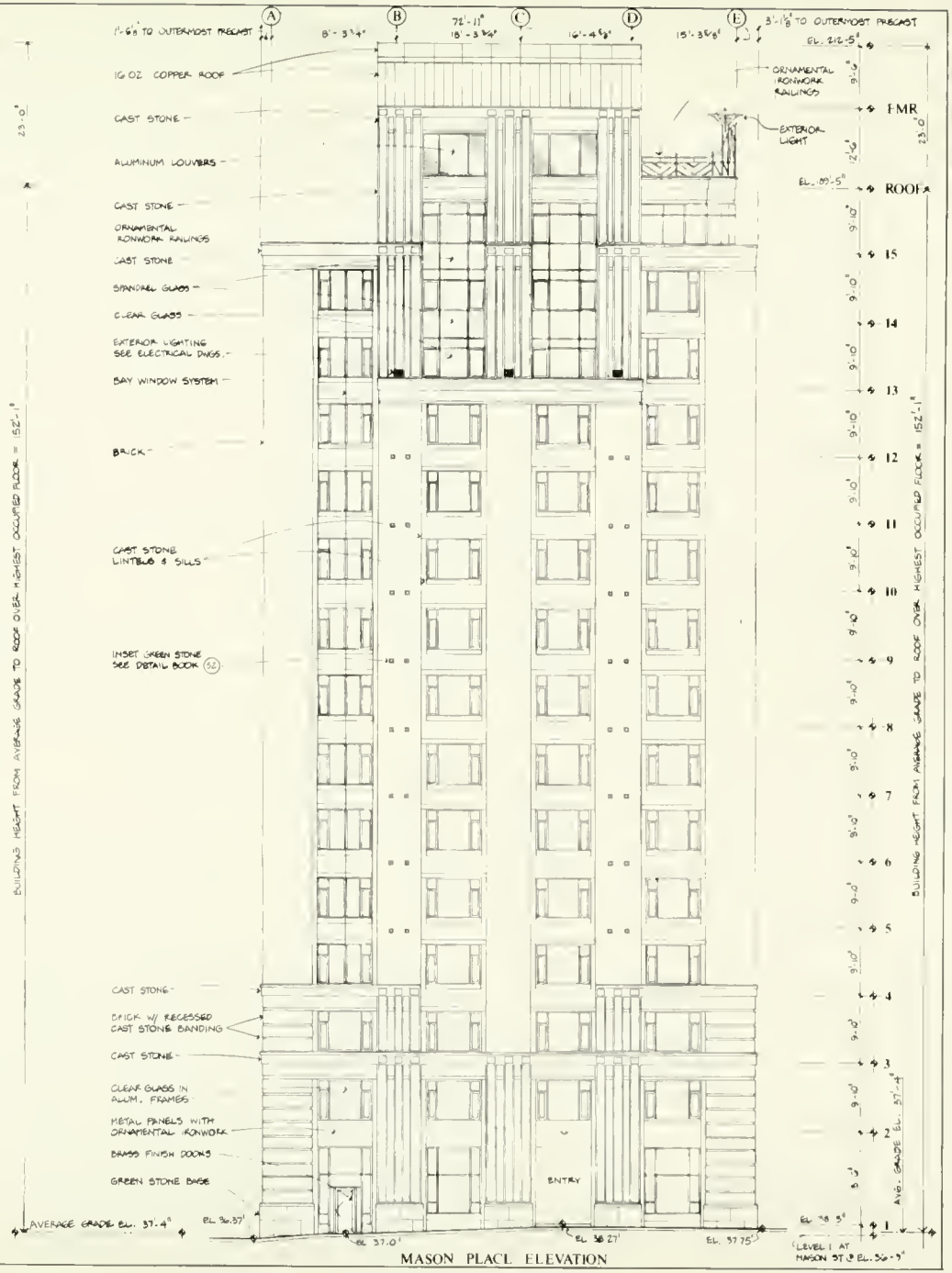
DEVELOPER
TREMONT TWO LP

Parkside
AT • MASON • PLACE

ARCHITECT
PIATT ASSOCIATES



MASON STREET ELEVATION



MASON PLACE ELEVATION

PARKSIDE

172 Tremont Street Boston, MA

Tremont Two Associates
c/o Hall, Davison and Company
20 University Road
Cambridge, MA 02138

REVISIONS
ISSUED

PIATT ASSOCIATES
ARCHITECTURE
15 WEST ST BOSTON MA 02111
617 338 9663

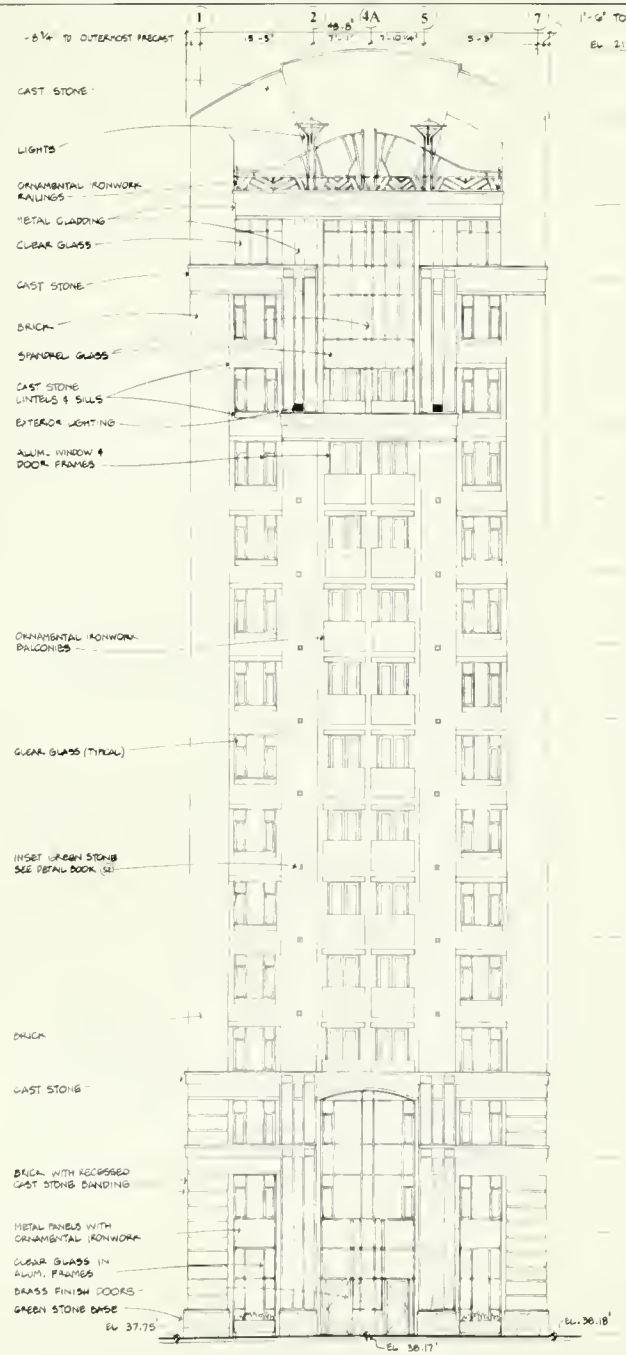
REGISTRATION

DRAWING TITLE

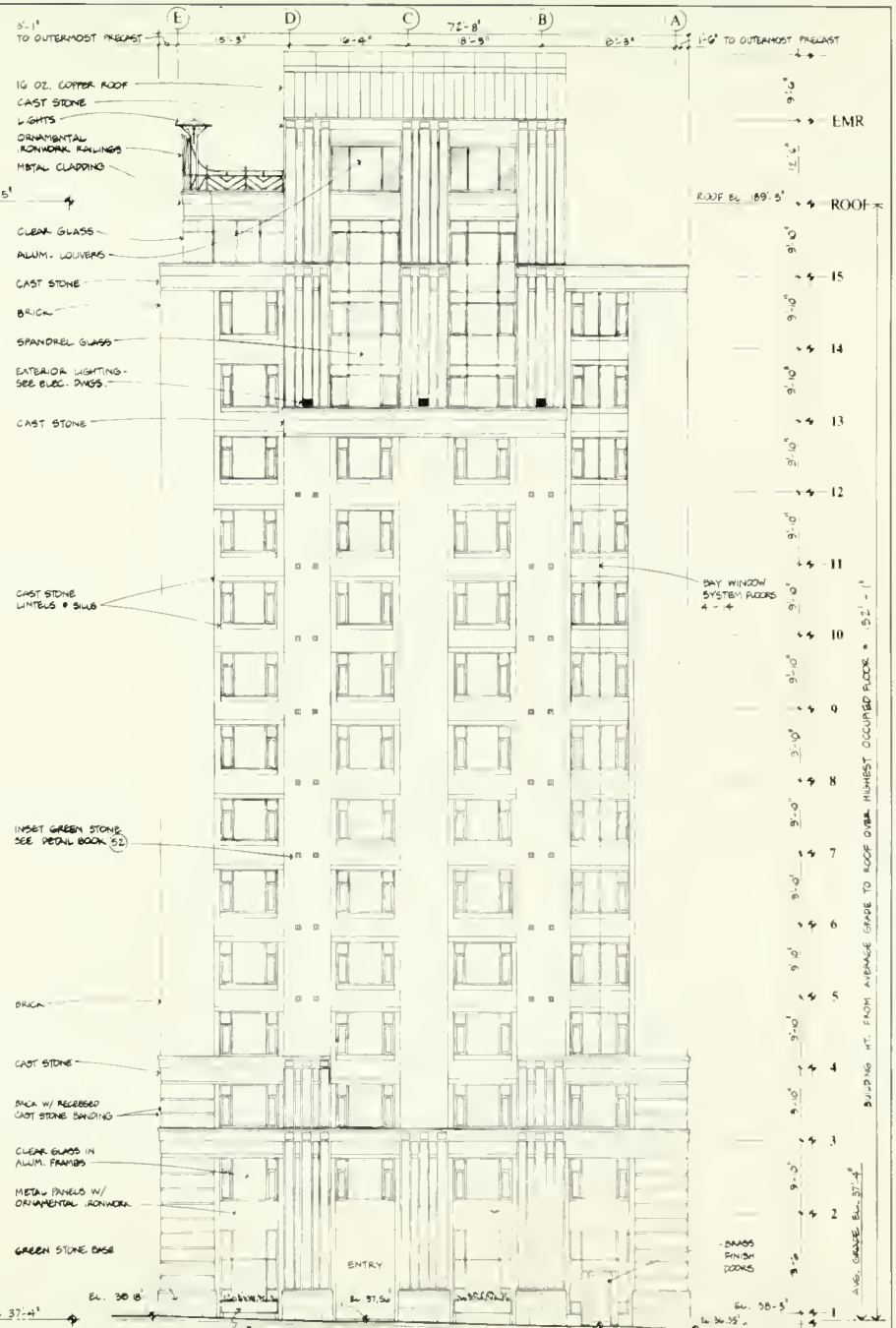
BUILDING ELEVATIONS

SCALE 1/8"=1'-0"
DRAWN BY
CHECKED BY
JOB NO 8700

32



TREMONT STREET ELEVATION



AVERY STREET ELEVATION

REVISIONS
ISSUED NOV 1, 1988

PIATT ASSOCIATES
ARCHITECTS
15 WEST ST BOSTON MA
617 338 6663

REGISTRATION

DRAWING TITLE

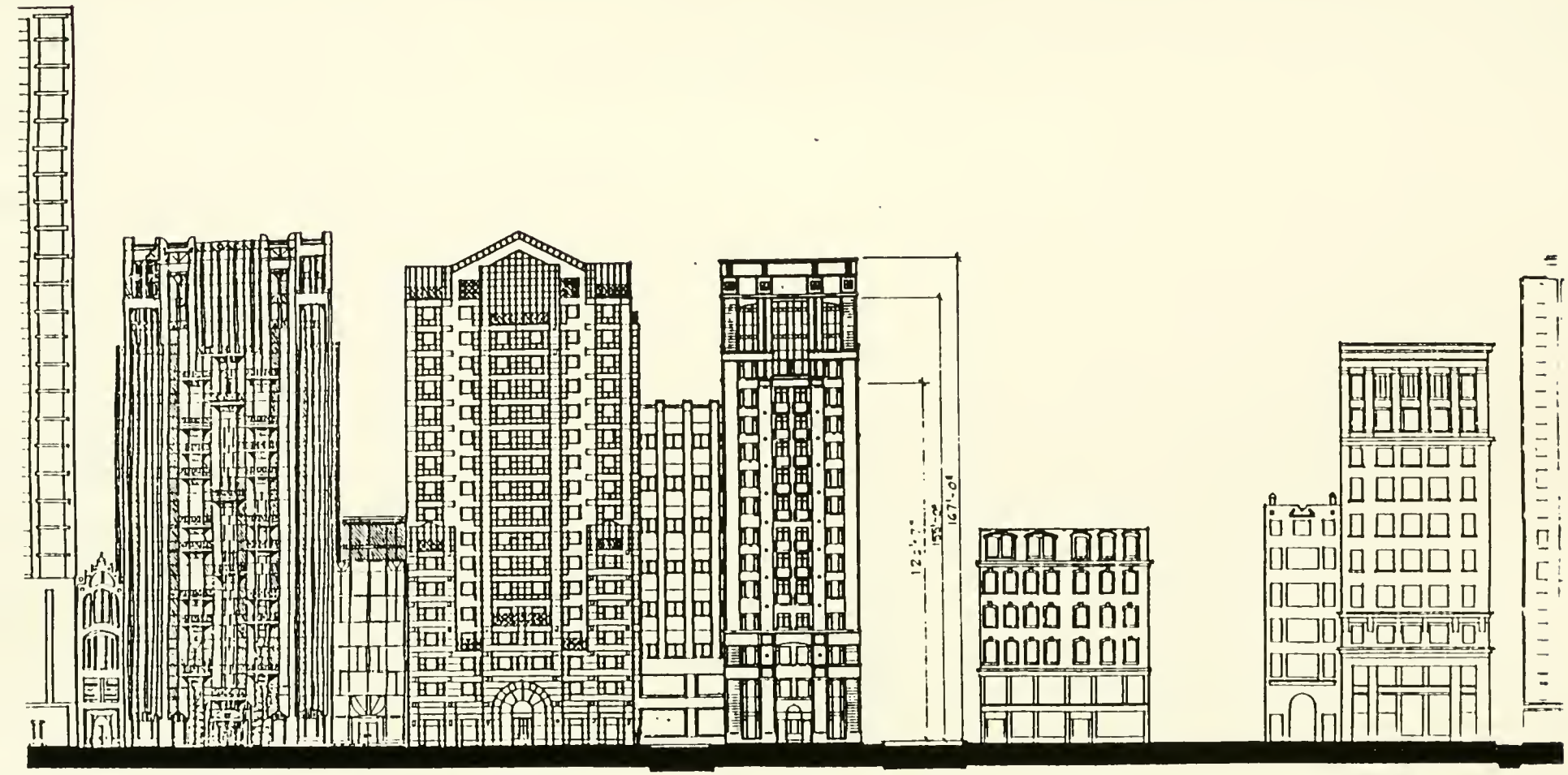
BUILDING ELEVATIONS

SCALE 1/8"=1'-0"
DRAWN BY
CHECKED BY
JOB NO 8700

31

Platt Associates 1900

172 Tremont Street
"Daughters of St. Paul"



THREE ADDITIONAL FLOORS

Aigner™ LEGAL INDEX™ · EXHIBIT DIVIDERS

600 WASHINGTON STREET

The proposed project consists of the renovation of a former theater into a commercial parking garage in the rear of the existing 600 Washington Street building into a commercial parking garage. The building is located on the northeast corner of Washington and Essex Streets. The proposed garage would accommodate 300 to 350 cars on six levels, and would not affect the rest of the building which is currently leased office space.

The vacant space was originally the Essex theater, which was later divided into two movie theaters through the construction of a vertical partition and the installation of a slab floor through the original theater cavity. The degree to which the original theater has been altered over time makes its renovation infeasible. The garage is proposed as a fully attended parking facility with no self-parking, with access on Essex Street and Hayward Place. The site has been identified by the Cultural District Plan as the location of a new 199-seat black box theater. To date, the developer has not acceded to this request, and has proposed instead a shuttle bus from the proposed garage to cultural facilities, a ticket booth/information kiosk, and late garage hours to accommodate theater-goers.

600 WASHINGTON STREET

GENERAL INFORMATION:

DRAFTED, NOT FINAL

PROJECT ADDRESS: 600 Washington Street
DEVELOPER: Amerimar (600 Washington St. Ltd. Partnership)
ARCHITECT: Weidlinger Associates
LEGAL COUNSEL: Rubin and Rudman

ZONING INFORMATION:

ZONING: Article 38
REQUIRED ZONING RELIEF: Conditional Use Permit; Exceptions for height and FAR

PROPOSAL INFORMATION:

TOTAL SF: 110,000 (add'l square footage my be proposed in amended DPIR)
OFFICE SF: 0
RETAIL SF: 0
HOTEL SF & ROOMS: 0
RESIDENTIAL SF & UNITS: 0
OTHER SF (SPECIFY): Theater (to be determined)
PARKING: 110,000 SF (300-350 car parking garage as part of an already completed office rehab project)
SITE AREA: 48,998
PROPOSED HEIGHT: 130'
PROPOSED FAR: 8.4
TOTAL DEVELOPMENT COST: $6 million

PUBLIC BENEFITS:

CONSTRUCTION JOBS: 58
PERMANENT JOBS: 2
TAXES: $115,000
HOUSING LINKAGE: $50,000
JOBS LINKAGE: $10,000
CULTURAL: To be programmed
DAYCARE:

DEVELOPMENT REVIEW STATUS: (Asterisk denotes estimate)

ARTICLE 31 STATUS:

PNF:	10/23/87	AMENDED DPIR:	5/01/89 *
SCOPE:	11/22/87	AMENDED PAD:	6/15/89 *
DPIR:	7/15/88	FPIR:	7/15/89 *
PAD:	11/15/88	AD:	9/01/89 *

PUBLIC HEARINGS:

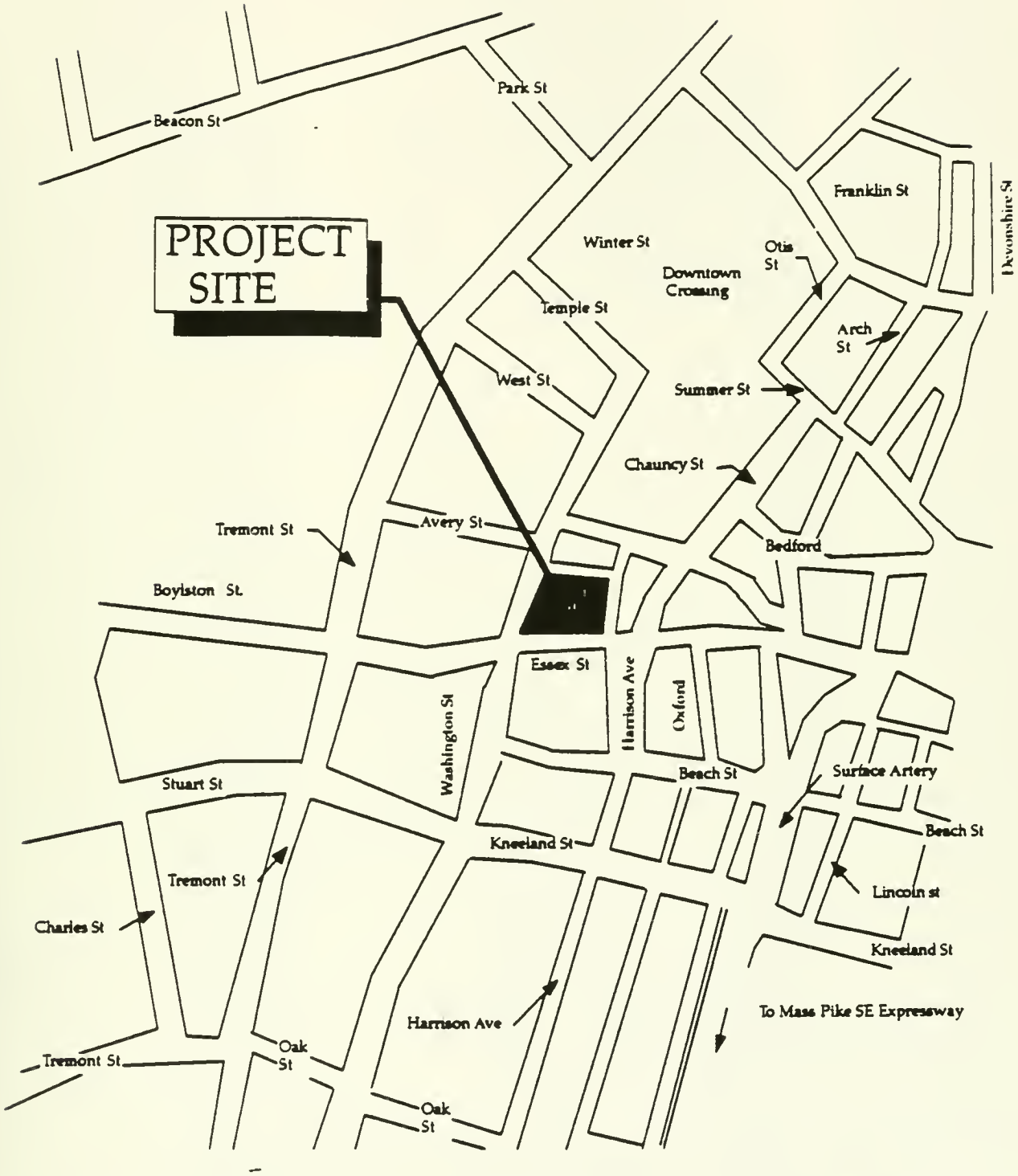
BRA BOARD DATE: 9/01/89 *
BOARD OF APPEAL DATE: Not scheduled

CONSTRUCTION STATUS:

START OF CONSTRUCTION: 4th Qtr. 1989 *
DATE OF COMPLETION: 1st Qtr. 1991 *

OUTSTANDING ISSUES:

- Theatre facility to be contributed by developer
- Street-level retail



Project Location

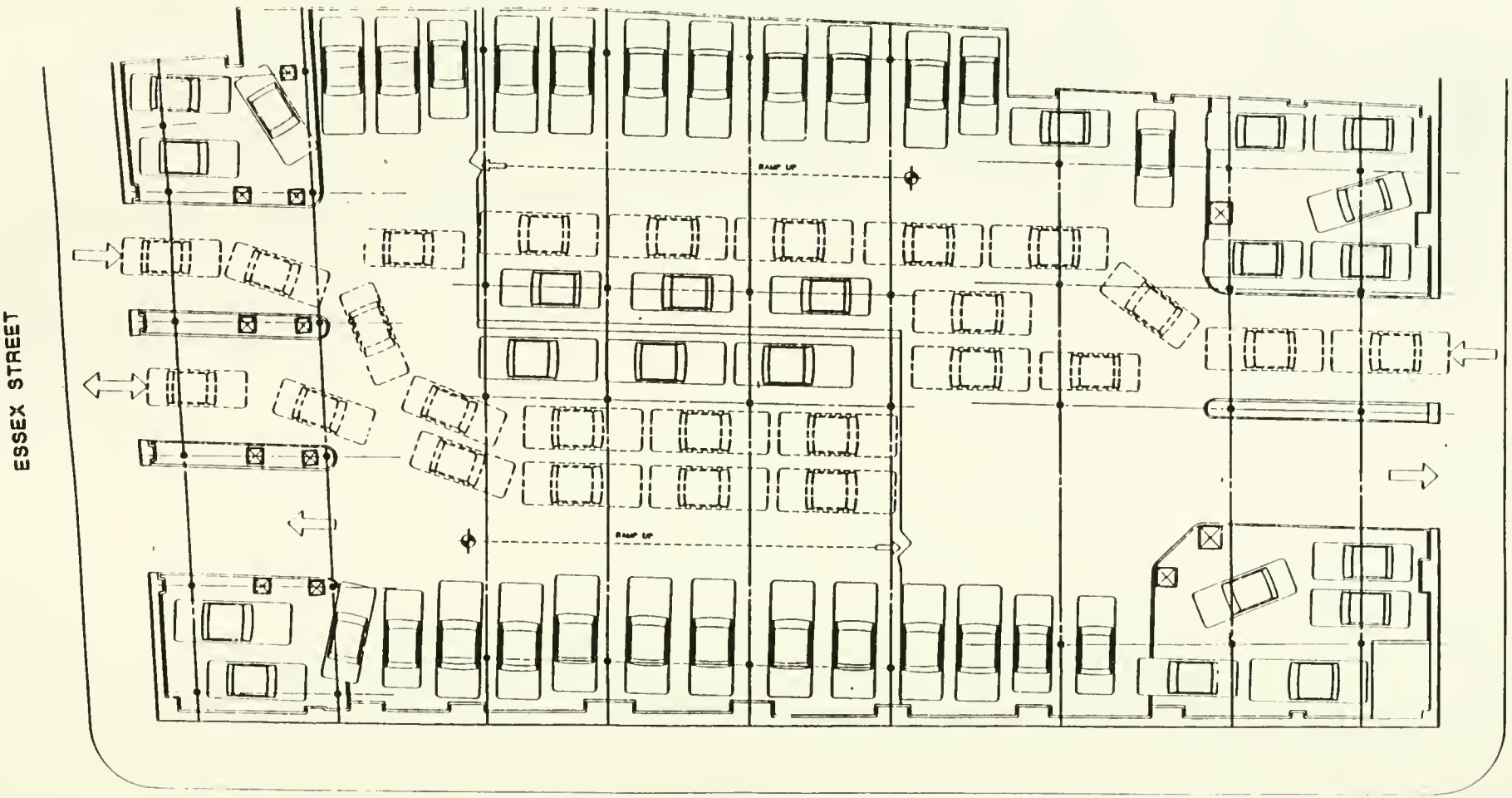
600 Washington Street Garage
Boston, Massachusetts

NORTH

NOT TO SCALE

FIGURE 1

McDONOUGH AND SCULLY, INC. Consulting Engineers Framingham, MA



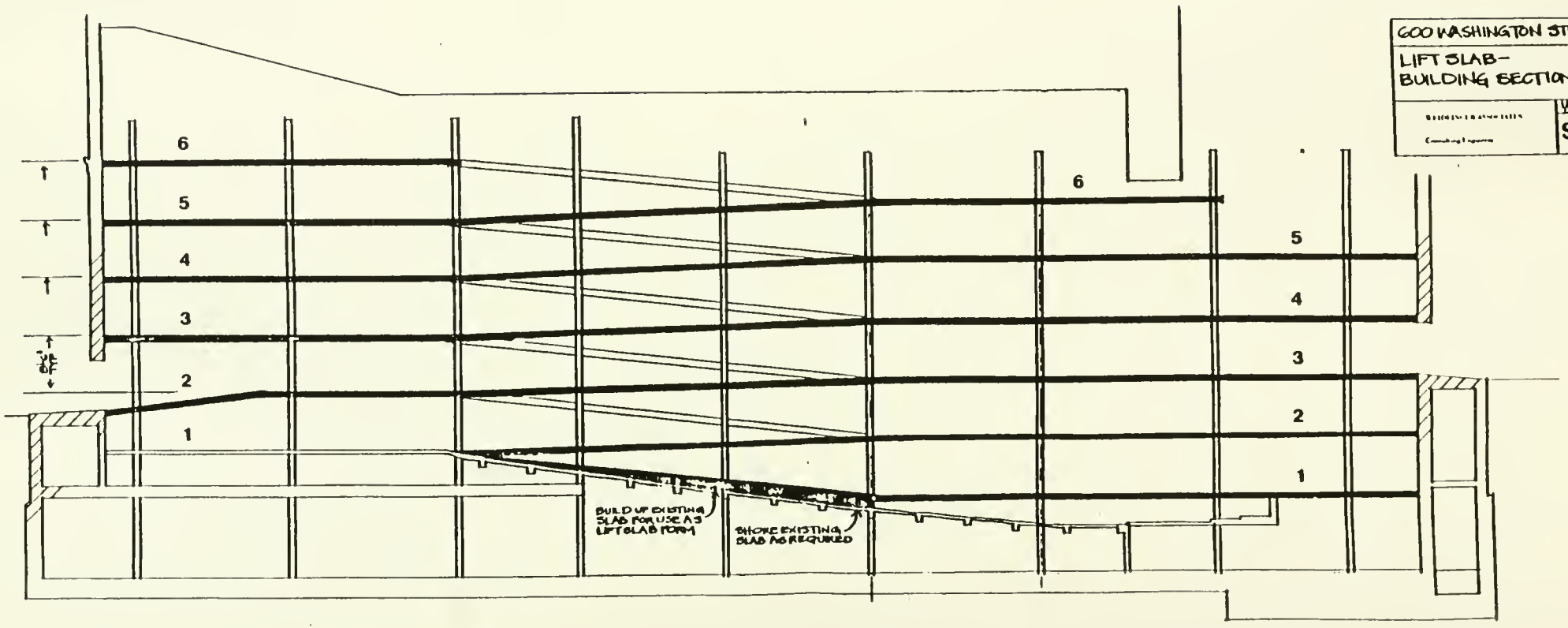
ESSEX STREET

HAYWARD PLACE

HARRISON AVENUE

NOTE:
THIS PLAN SHOWN @ AM RUSH HOUR CONDITION
VEHICLES SHOWN IN BROKEN LINES ARE STACKING TO ENTER & WAITING TO BE PARKED

PARKING SOLUTIONS
A Division of Parkway Corporation
150 N. Broad Street
PHILADELPHIA, PENNSYLVANIA 19102-1424
(215) 8400



600 WASHINGTON STREET

LIFT SLAB–
BUILDING SECTION

SK

PARCEL P-7 DRAFTED NOT

GENERAL INFORMATION:
PROJECT ADDRESS: 240 Tremont Street
DEVELOPER: Theater Plaza Associates
ARCHITECT: Shepley Bulfinch
LEGAL COUNSEL: Mason and Martin

ZONING INFORMATION:
ZONING: Article 38 - PDA III
REQUIRED ZONING RELIEF: Not yet determined

PROPOSAL INFORMATION:
TOTAL SF: 47,140
OFFICE SF: 42,350
RETAIL SF: 4,790
HOTEL SF & ROOMS: 0
RESIDENTIAL SF & UNITS: 0
OTHER SF (SPECIFY): 0
PARKING SPACES:

SITE AREA: 4,787 SF
PROPOSED HEIGHT: 135 Feet
PROPOSED FAR: 10
TOTAL DEVELOPMENT COST: $13 Million

PUBLIC BENEFITS:
CONSTRUCTION JOBS: 150
PERMANENT JOBS: 200
TAXES: $250,000
HOUSING LINKAGE: N/A
JOBS LINKAGE: N/A
CULTURAL:
DAYCARE:

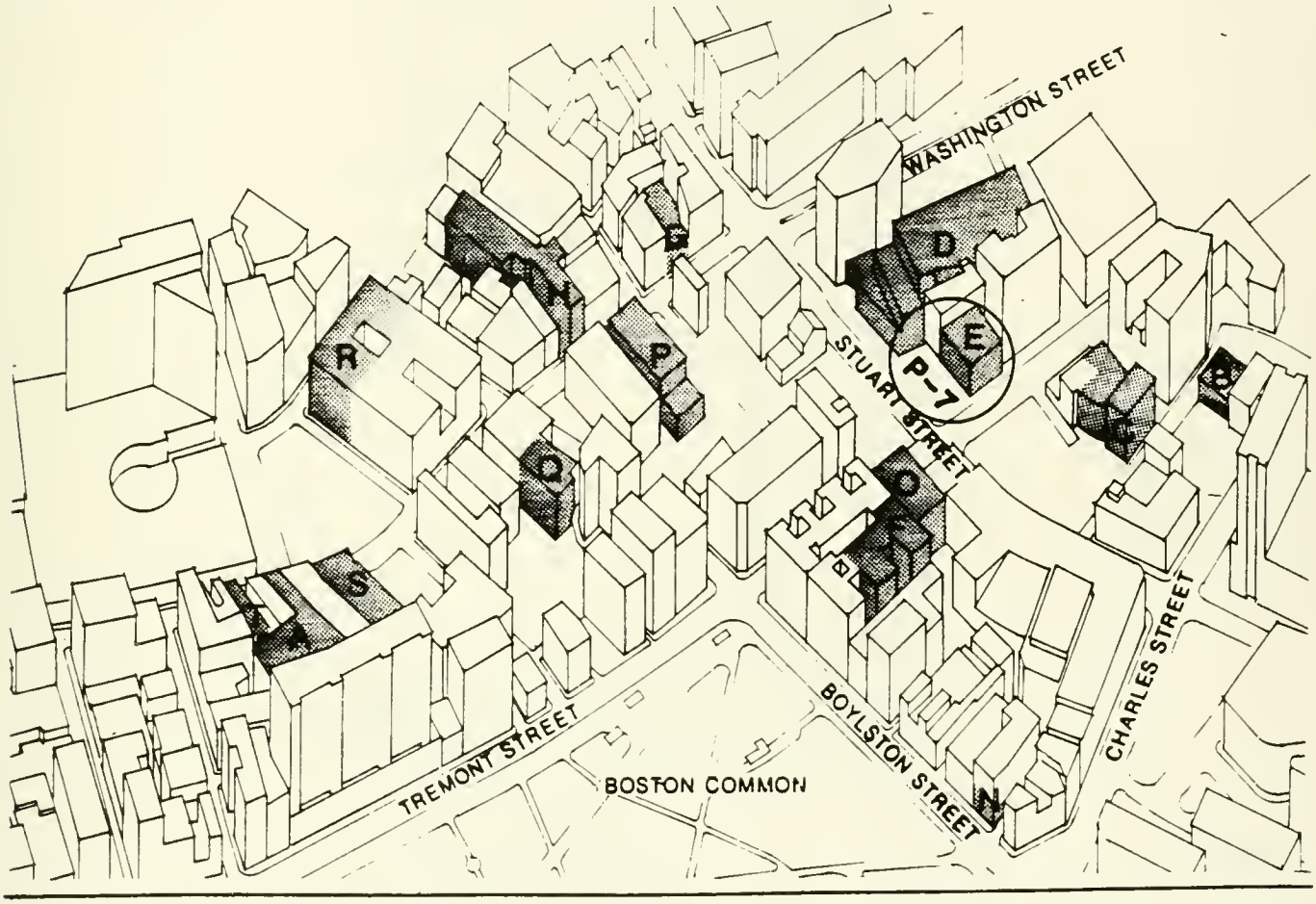
DEVELOPMENT REVIEW STATUS:

ARTICLE 31 STATUS:
PNF: PAD:
SCOPE: FPIR:
DPIR: AD:

PUBLIC HEARINGS:
BRA BOARD DATE:
BOARD OF APPEAL DATE:

CONSTRUCTION STATUS:
START OF CONSTRUCTION: Unknown
DATE OF COMPLETION: Unknown

OUTSTANDING ISSUES:



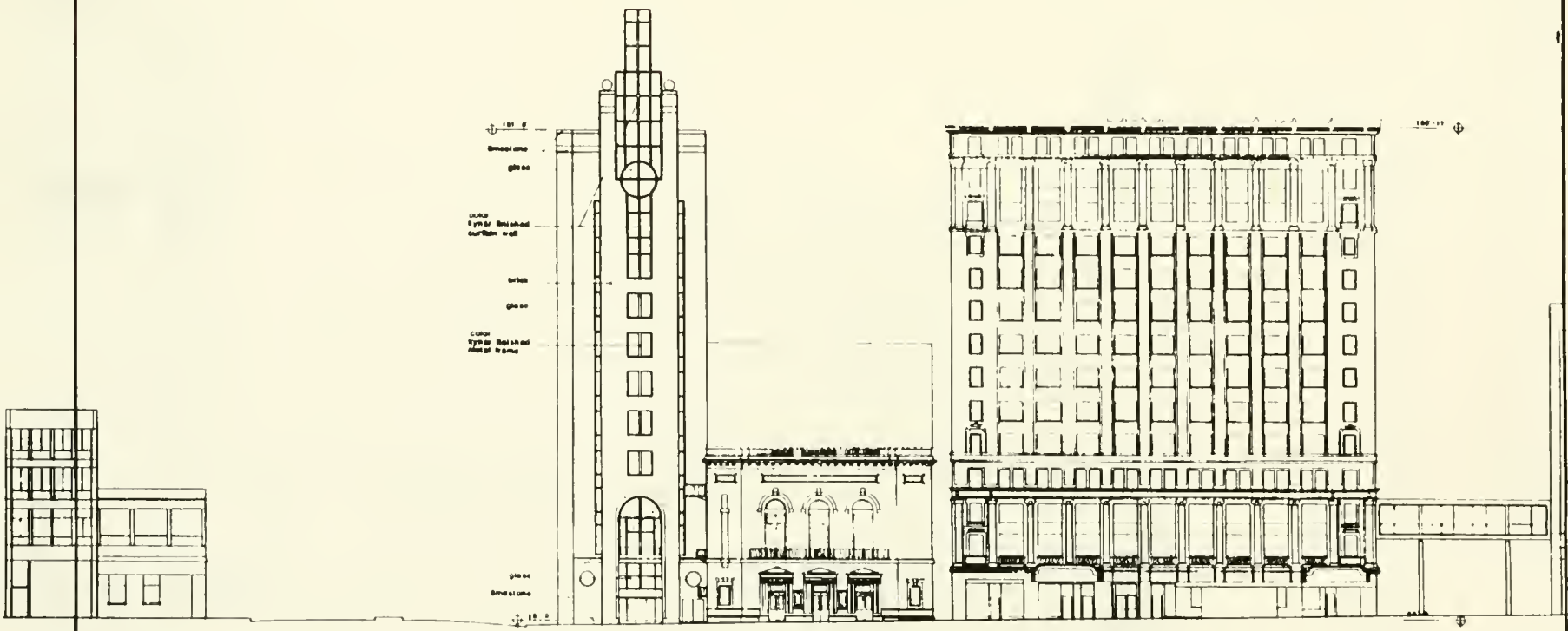
MIDTOWN/CULTURAL DISTRICT

Active Theaters

A Opera House
B Charles Playhouse
C. Shubert Theater
D. Wang Center
E. Wilbur Theater
F. Colonial Theater
G. Cinema (Chinese movies)
H. Pilgrim Theater (adult movies)

Vacant Theaters

N Steinert Hall
O. Saxon (Majestic) Theater
P. Publix Theater
Q. State Theater
R. Essex Theater
S. Paramount Theater
T. Modern Theater



ONE THEATRE PLAZA
SBRA
JUNE 1986

GENERAL NOTES

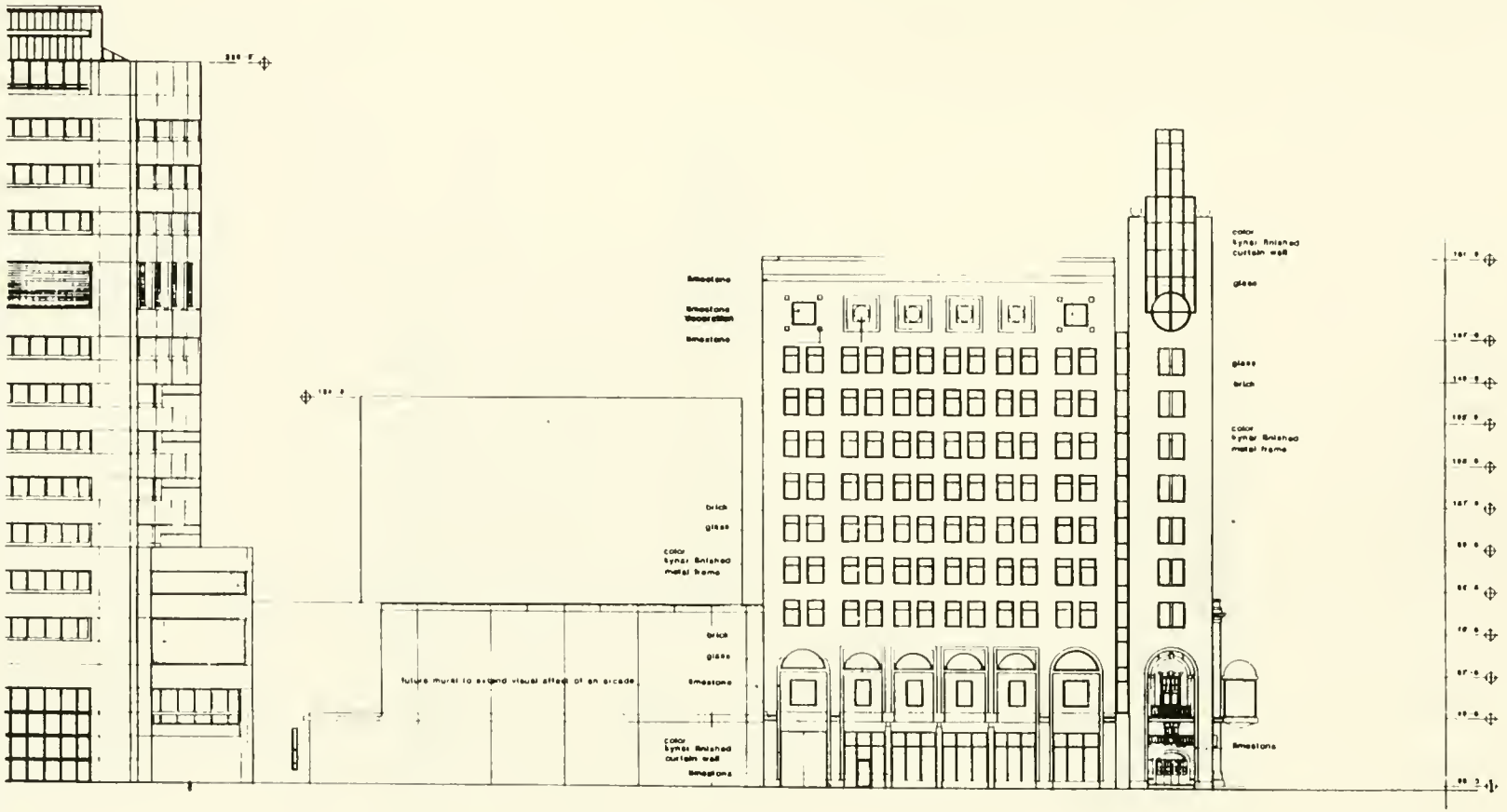
REVISIONS

SCHEMATIC SUBMISSION

ONE THEATRE PLAZA

WEST ELEVATION

A-4



ONE THEATRE PLAZA

S B R A

JUNE 1986

GENERAL NOTES

REVISIONS

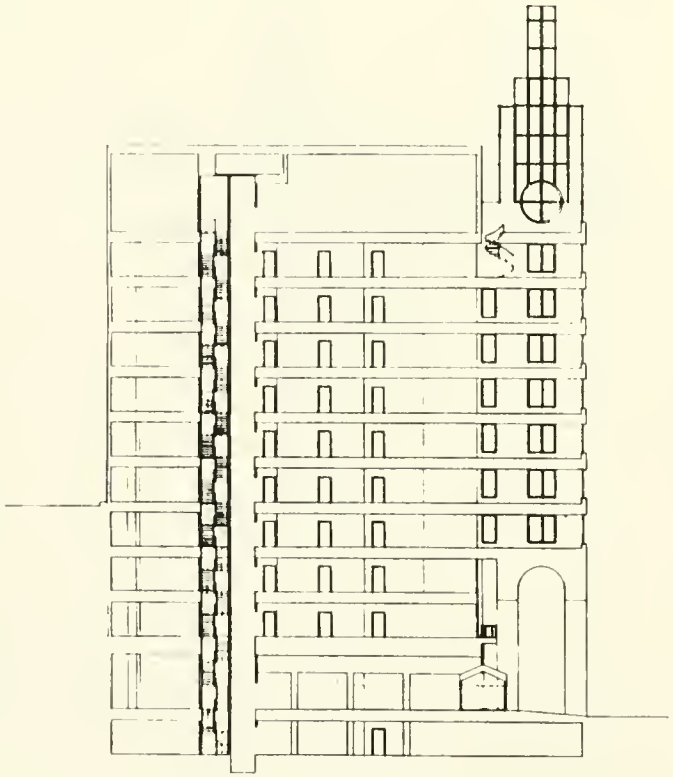
SCHEMATIC SUBMISSION

ONE THEATRE PLAZA

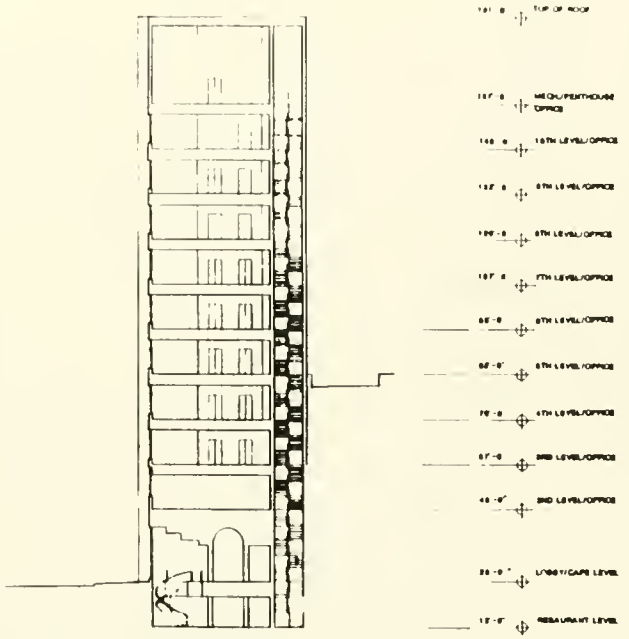
NORTH ELEVATION

JUNE 23, 1986

A-5



LONGITUDINAL SECTION



CROSS SECTION

ONE THEATRE PLAZA

SBRA

JUNE 1986

GENERAL NOTES

REVISIONS

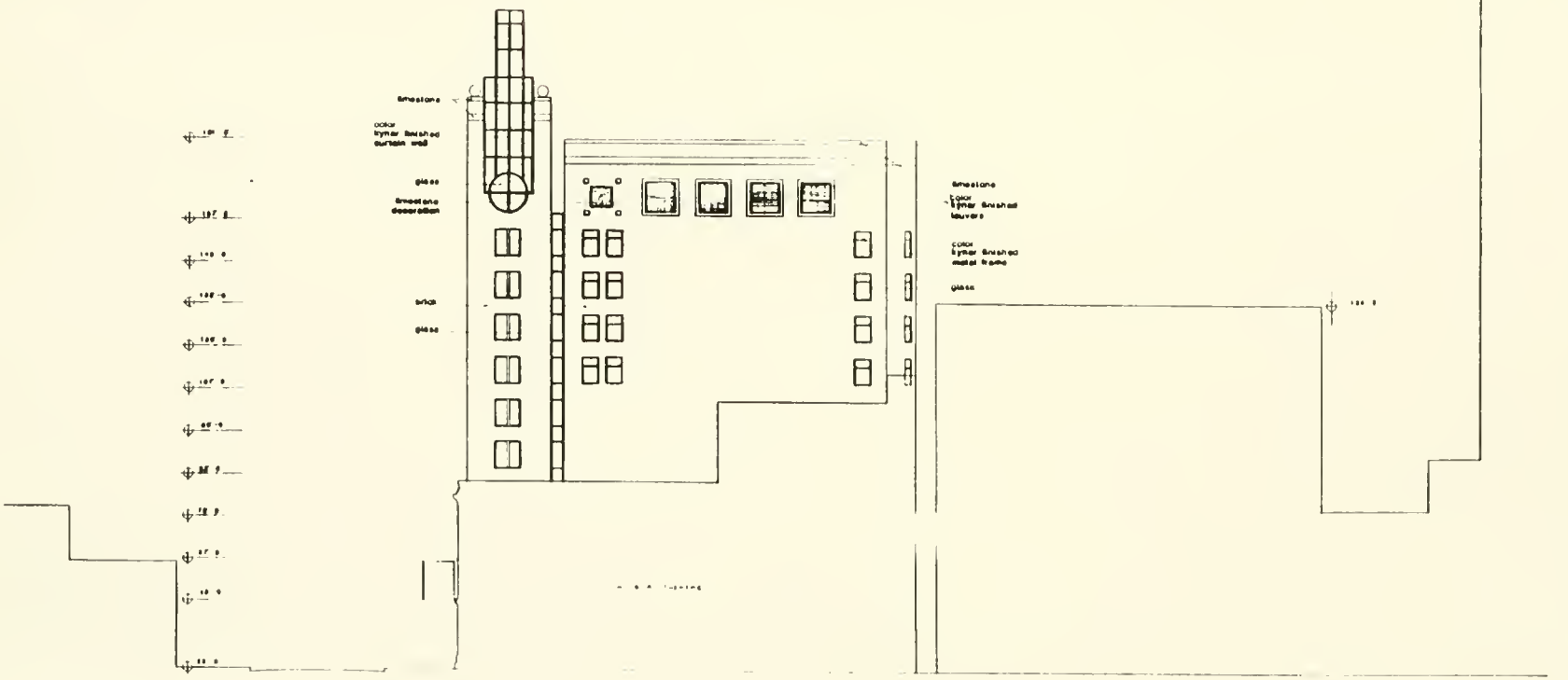
SCHEMATIC SUBMISSION

ONE THEATRE PLAZA

BUILDING SECTIONS

JUNE 30, 1986

A-3



ONE THEATRE PLAZA
SBRA
JUNE 1986

GENERAL NOTES

REVISIONS

SCHEMATIC SUBMISSION

ONE THEATRE PLAZA

SOUTH ELEVATION

2225

JUNE 16, 1986

A-6

146 BOYLSTON STREET

The 146 Boylston Street project includes the construction of a 125' residential condominium building with two floors of commercial space and a health facility. Parking will be located below grade and in portions of the third, fourth and fifth floors. Total gross square footage is proposed to be 112,195. The project includes 37-41 residential units.

The developer is Fox/LDD Partners of Boylston Street Limited Partnership. The developer submitted a Project Notification Form on March 28, 1988 thus commencing the Article 31 process. The Boston Redevelopment Authority issued a Scoping Determination on April 27, 1988 and a Draft Project Impact Report (DPIR) on September 28, 1988.

The developer has indicated that they will contribute $300,000 to the creation of affordable housing.

KC19/GG

DO NOT FILM

144-150 BOYLSTON STREET

GENERAL INFORMATION:

PROJECT ADDRESS: 144-150 Boylston Street
DEVELOPER: Fox/LDD Partners of Boylston Street
ARCHITECT: Jung/Brannen
LEGAL COUNSEL: McCormack & Putziger

ZONING INFORMATION:

ZONING: Medium Growth Subdistrict L (Not subject to Article 38 due to date of building permit application
UNDERLYING ZONING: B-10
REQUIRED ZONING RELIEF: Conditional use permit, IPOD permit, rear yard, side yard, parapet setback, open space, off-street loading, enhanced height and FAR, Article 30.

PROPOSAL INFORMATION:

TOTAL SF: 112,195
OFFICE SF: 0
RETAIL SF: 18,290
HOTEL SF & ROOMS: 0
RESIDENTIAL SF & UNITS: 85,419 SF; 37-41 Units
OTHER SF (SPECIFY): Health Club 1,200 SF
PARKING SPACES: 69 (7,286 SF above grade)

SITE AREA: 11,480
PROPOSED HEIGHT: 129'
PROPOSED FAR: 9.77
TOTAL DEVELOPMENT COST: $36,000,000

PUBLIC BENEFITS:

CONSTRUCTION JOBS: 203
PERMANENT JOBS: 44
TAXES: $174,107
HOUSING LINKAGE: $300,000 voluntary contributuion
JOBS LINKAGE: N/A
CULTURAL: None
DAYCARE: None

DEVELOPMENT REVIEW STATUS:

ARTICLE 31 STATUS:

PNF:	3/28/88	PAD:	11/21/88
SCOPE:	4/27/88	FPIR:	12/22/88
DPIR:	9/28/88	AD:	3/09/89

PUBLIC HEARINGS:

BRA BOARD DATE: 3/09/89
BOARD OF APPEAL DATE: 4/04/89

CONSTRUCTION STATUS:

START OF CONSTRUCTION: 2nd quarter 1989
DATE OF COMPLETION: 1st quarter 1991

OUTSTANDING ISSUES:

- Amount of contribution to fund for barrier free housing
- Amount of on-going contribution for maintenance of Boston Common ($6000/yr in perpetuity proposed.)

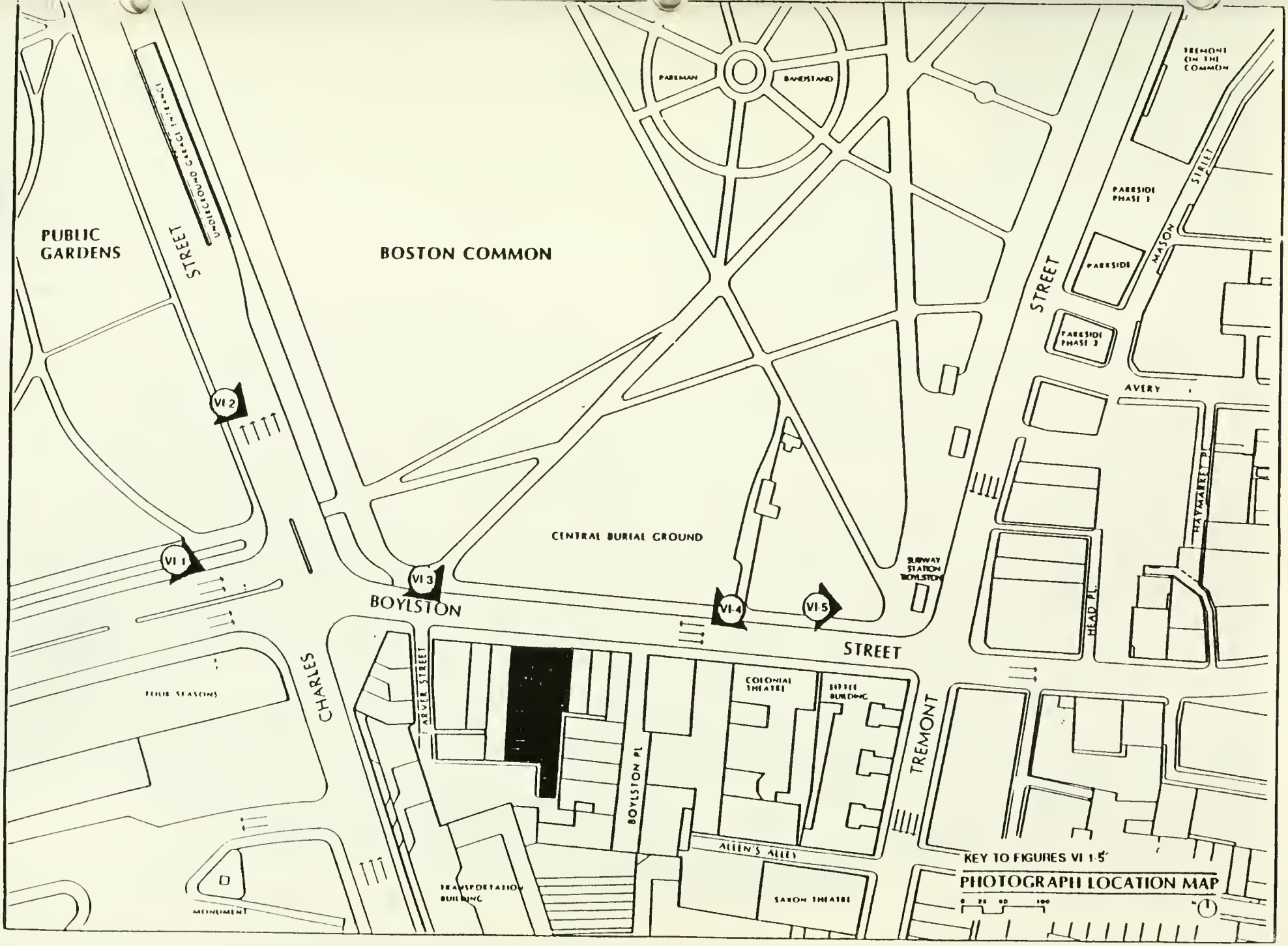

PUBLIC GARDENS
BOSTON COMMON
CENTRAL BURIAL GROUND
PARKMAN
BANDSTAND
TREMONT ON THE COMMON
PARKSIDE PHASE 3
PARKSIDE
MASON STREET
AVERY
HAYMARKET PL
HEAD PL
SUBWAY STATION BOYLSTON
VI 1
VI 2
VI 3
VI 4
VI 5
BOYLSTON STREET
CHARLES STREET
ARVER STREET
BOYLSTON PL
TREMONT STREET
COLONIAL THEATRE
BOSTON BUILDING
ALLEN'S ALLEY
SAXON THEATRE
TRANSPORTATION BUILDING
MONUMENT
KEY TO FIGURES VI 1-5
PHOTOGRAPH LOCATION MAP

FIGURE VI-3 VIEW FROM ACROSS CARVER ST.

FIGURE VI-4 VIEW FROM SATCHMO WAY

FIGURE VI-5 **VIEW OF BOYLSTON ST. AT TREMONT ST. FROM BOSTON COMMON**

The majority of nearby buildings contain office space on the upper floors and retail concerns on the street level. Recent developments on the edge of the Common and Public Garden in the general area of the proposed project have been primarily residential in nature, again with ground floor retail uses. Major examples are the Heritage and Four Seasons, both facing the Public Garden, and the Parkside towers, the first of which is under construction on the eastern side of the Common. The Colonial Theatre and the Boylston Place walkway are the closest neighborhood features directly related to the cultural life of the city, and are important elements of what Douglass Shand Tucci has referred to as Boston's Rialto.

1.3 Proposed New Construction

The proposed project will contain residential condominium units, commercial space and parking. The dwelling units constitute the principal use of the building and occupy floors 3–13. There will be 37–41 units, depending on whether or not an option to duplex certain units is elected. The ground floor will be devoted to active, street oriented uses such as retail stores, and the second floor will contain either an extension of the ground floor use or leased office space. Two full levels below the Boylston Street grade and portions of three other levels (floors 3, 4 & 5) at the rear of the site are proposed for parking to be accessed by a valet operated car lift.

The building will be 125 feet high measured from Boylston Street with major setbacks at the seventh and eleventh levels and various balconies and roof decks at other locations to modulate the scale of the facades and provide amenity to the occupants of the building. The portions of the project visible above adjacent existing buildings will be massed in three distinct volumes, a residential volume in the front of the site and one in the rear linked by a circulation core, to preclude any slab effect. Principal materials proposed for the facades are brick and cast stone, representing a blending of the material palettes of the buildings to either side of the project. In general, flat wall surfaces will be brick with the cast stone used for window trim, belt coursing, bay window frames and elaboration of the base and top of the building. Figures VI–6 through VI–8 show elevation drawings for the proposed building.

By consulting the north elevation (Figure VI–6) one can see that every window will be framed with a cast stone surround. The intent is that these surrounds will be detailed with a bevelled profile and when grouped together will be articulated by reveal joints and corner moldings. Like the original ground level elements of the Colonial and the Little

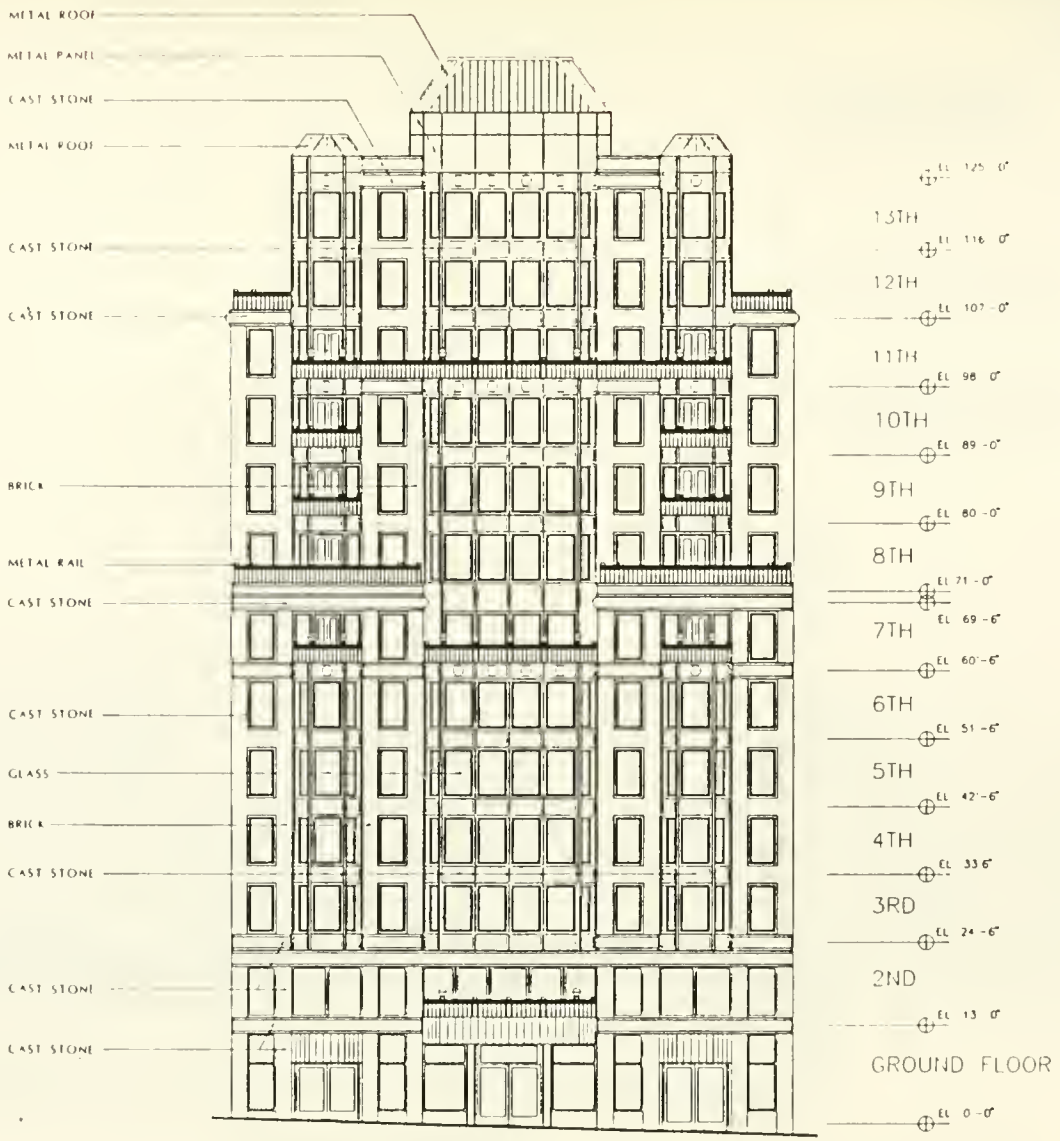


FIGURE VI-6

NORTH ELEVATION

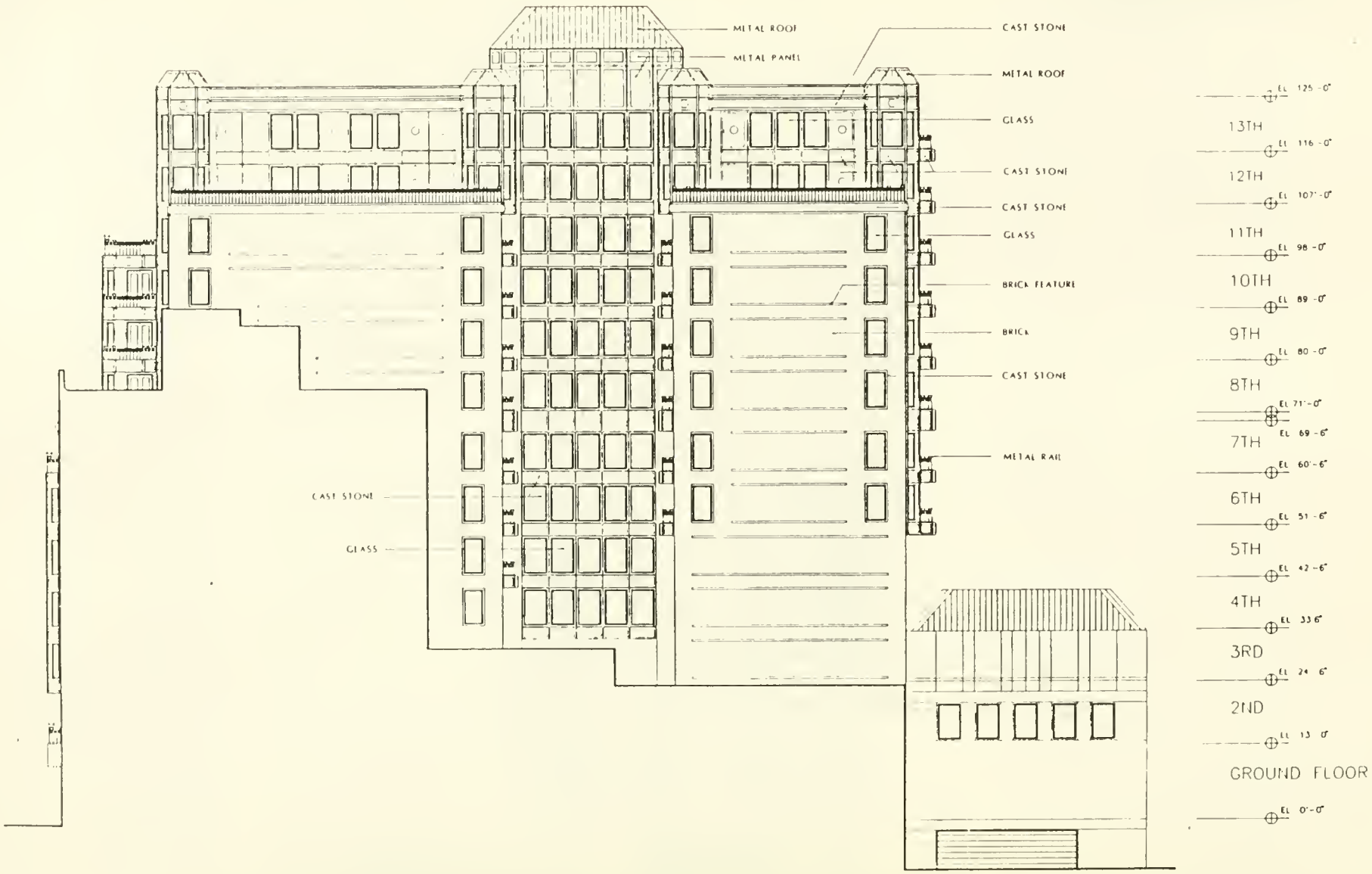


FIGURE VI-7

WEST ELEVATION

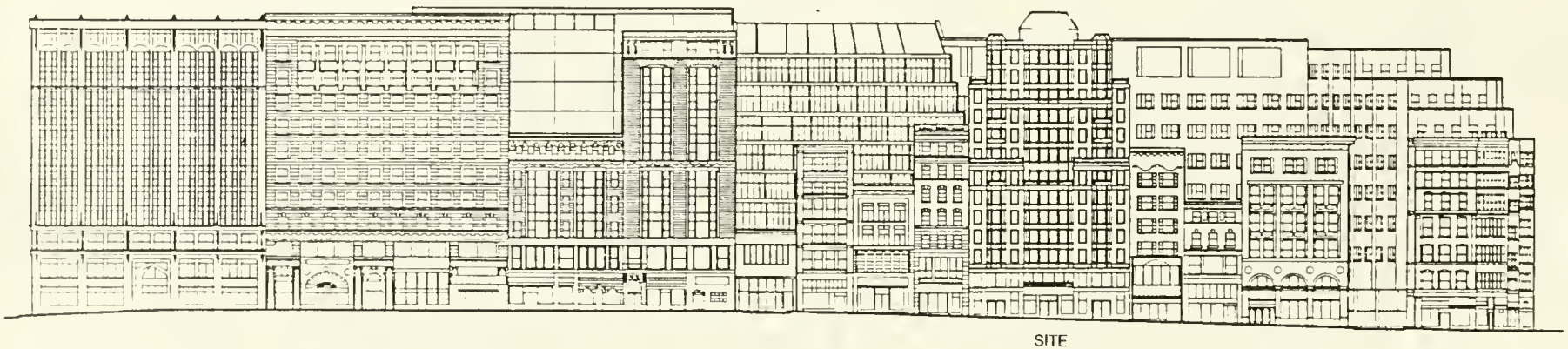


FIGURE VI-8

BOYLSTON STREET ELEVATION

0' 12' 24' 48'

Building, the storefront and entries will be interwoven with piers carrying the rhythm of the upper facade down to the street. The actual detailing of the storefront and entries will be carried out with a standard of care and with the aim of achieving a dignity compatible with the best examples presently on the street.

Figures VI-9 through VI-14 illustrate the proposed project in the neighborhood context in elevation and from various viewpoints. It should be noted that the project cannot be seen for the most part from locations in Park Square because of the intervening bulk of the Department of Transportation Building. The perspective drawings illustrate the project's relatively unassuming presence on the street and skyline when compared with structures such as the Colonial Theatre and Little Building which have taller parapets and no setbacks. At the same time it can be seen in these drawings and by consulting the ground floor plan (Figure I-9) that the "street wall" of the immediate context is maintained by the slight angling in plan of the facade of the lower seven floors. The low mass constituting these floors hugs the street line and features an extensively glazed display wall area at the base in conformance with the intent of the zoning proposed for the midtown to ensure a lively pedestrian environment. While the massing concept restores street continuity it also reflects the lot by lot variety found in the immediate block by establishing a three bay rhythm across the width of the building through the medium of bay windows and a recess at the top of the middle bay.

The project development team is confident that the building will meet the combined objectives of the proponents of the neighborhood's cultural vitality and historic continuity. While a specific cultural use is not proposed for the site, the planned use, housing, is directly encouraged by the proposed midtown plan. The residents of the building will bring animation to the street at all hours, and can be expected to patronize the cultural activities in the district. In all built respects, the project meets the intent of the zoning as to setbacks, street wall, cornice alignments and storefront treatment. The facade treatment, while generously fenestrated for the benefit of the occupants, is rendered in a masonry idiom of punched windows, belt courses and strong cornices in keeping with the rest of the block. The bay windows, also a common element up and down the street, are a particularly appropriate device to incorporate into the proposed project, given their association with residential architecture. Great effort has been expended to open up as much of the street level as possible to retail use by moving the principal lobby for the residences and the small lobby for the second floor commercial space deep into the middle of the building, connecting to the street by a corridor and small vestibule at the west side of the ground floor.

FIGURE VI-10 PERSPECTIVE FROM CHARLES ST.

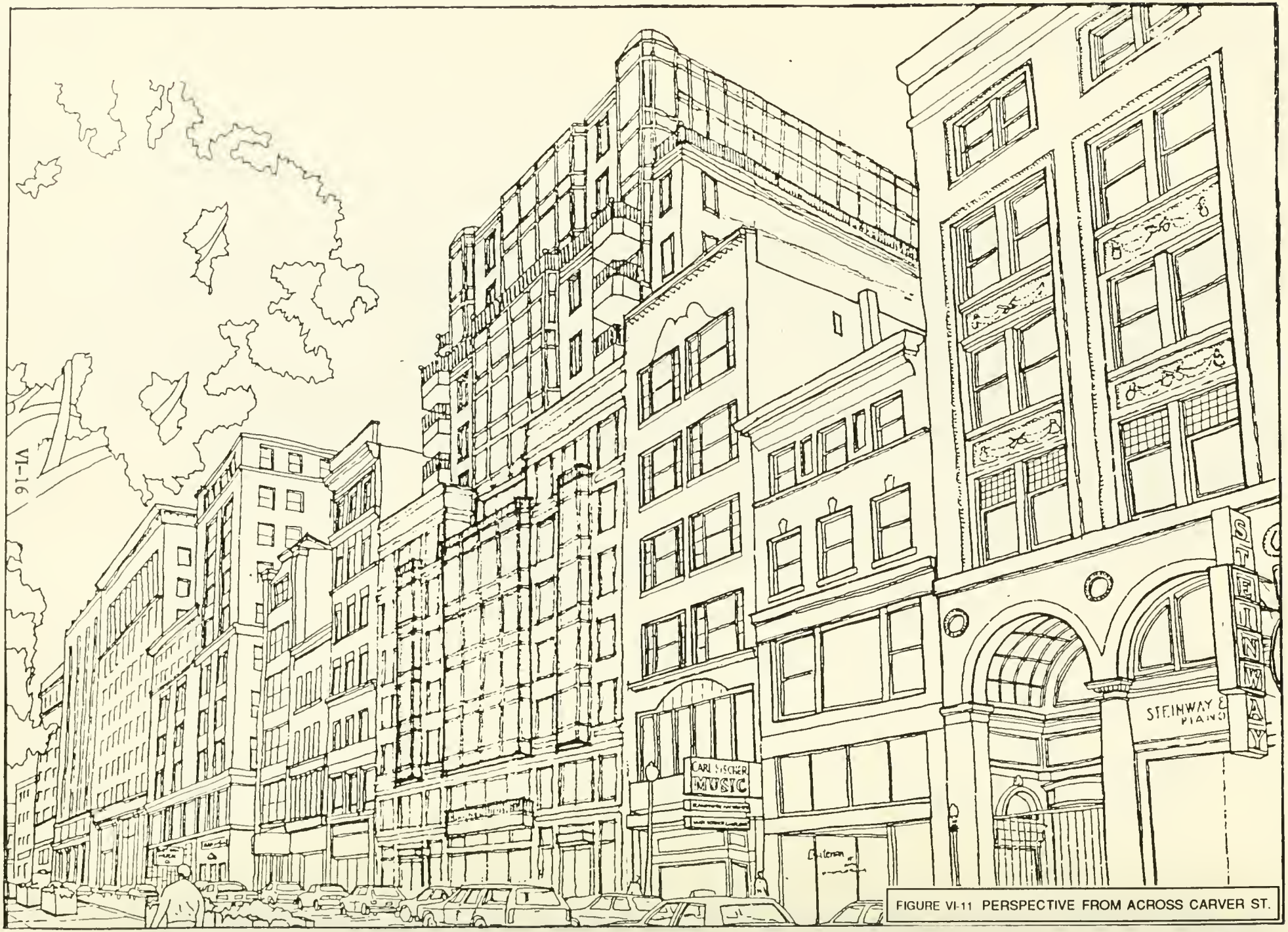
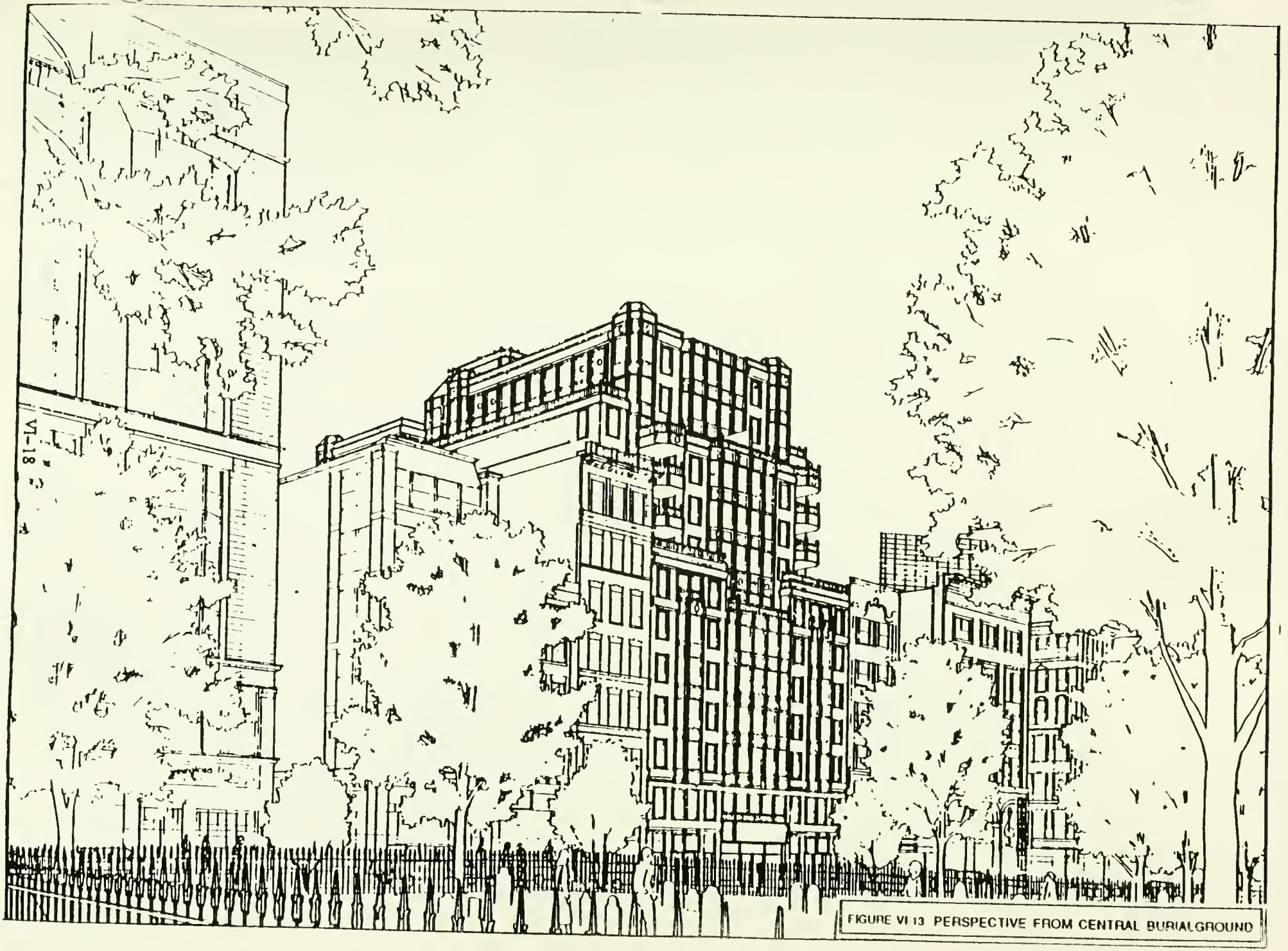


FIGURE VI-11 PERSPECTIVE FROM ACROSS CARVER ST.



VI-18

FIGURE VI 13 PERSPECTIVE FROM CENTRAL BURIALGROUND

L.D.D. CORPORATION

BOYLSTON STREET CONDOMINIUMS

JUNG/BRANNEN ASSOCIATES, INC.

PARK SQUARE

The Park Square development is the downtown piece of the City's second parcel-to-parcel linkage project that makes the critical connection between Boston's economic growth and community needs.

The Park Square site is connected to three parcels along Washington Street in the South End. A portion of the economic value created by a mixed use development at Park Square will be used to leverage the development of affordable homeownership and transitional housing for homeless women and children in the South End.

On August 15, 1988 Pavilion Corporation submitted a PNF pursuant to Article 31 for the Park Square site. The project contemplates 110 market rate residential units, 75,000 square feet of office, 25,000 square feet of retail, and below grade parking for 200-265 cars.

A total of $8.5 million in community benefits is provided, including development gap financing and social service operating endowment for the transitional housing.

Approximately 5,000 square feet of commercial gallery space will be rpovided at the first floor as well as a restaurant to encourage evening activity.

The BRA has and will continue to review the Park Square project with the Park Plaza Civic Advisory Committee, a 14-member group representing neighborhood, business and civic organizations formed to advise the city on redevelopment in the Park Plaza Urban Renewal Area.

DRAFTED NOT FINAL

PAVILION AT PARK SQUARE

GENERAL INFORMATION:
PROJECT ADDRESS: Charles Street and Park Plaza Lane
DEVELOPER: The Pavilion Corporation
ARCHITECT: CBT
LEGAL COUNSEL: Peabody and Brown

ZONING INFORMATION:
ZONING: Article 38
UNDERLYING ZONING: NA
REQUIRED ZONING RELIEF: Variance for height (165')

PROPOSAL INFORMATION:
TOTAL SF: 341,155
OFFICE SF: 75,000
RETAIL SF: 18,155
HOTEL SF & ROOMS:
RESIDENTIAL SF & UNITS: 237,000; 110 units
OTHER SF (SPECIFY):daycare 4,000; health club 5,000; gallery 2000
PARKING SPACES: 200-265

SITE AREA: 43,320
PROPOSED HEIGHT: 165
PROPOSED FAR: 7.9
TOTAL DEVELOPMENT COST: $119,808,597

PUBLIC BENEFITS:
CONSTRUCTION JOBS: 676
PERMANENT JOBS: 374
TAXES: $898,560
HOUSING LINKAGE: $5 million for Transitional Housing and Endowment Fund in the South End; $500,000 for SENHI Phase 1
JOBS LINKAGE: NA
CULTURAL: 2000 SF commercial art gallery on first floor
DAYCARE: 47 slots

DEVELOPMENT REVIEW STATUS: (Asterisk denotes estimate)

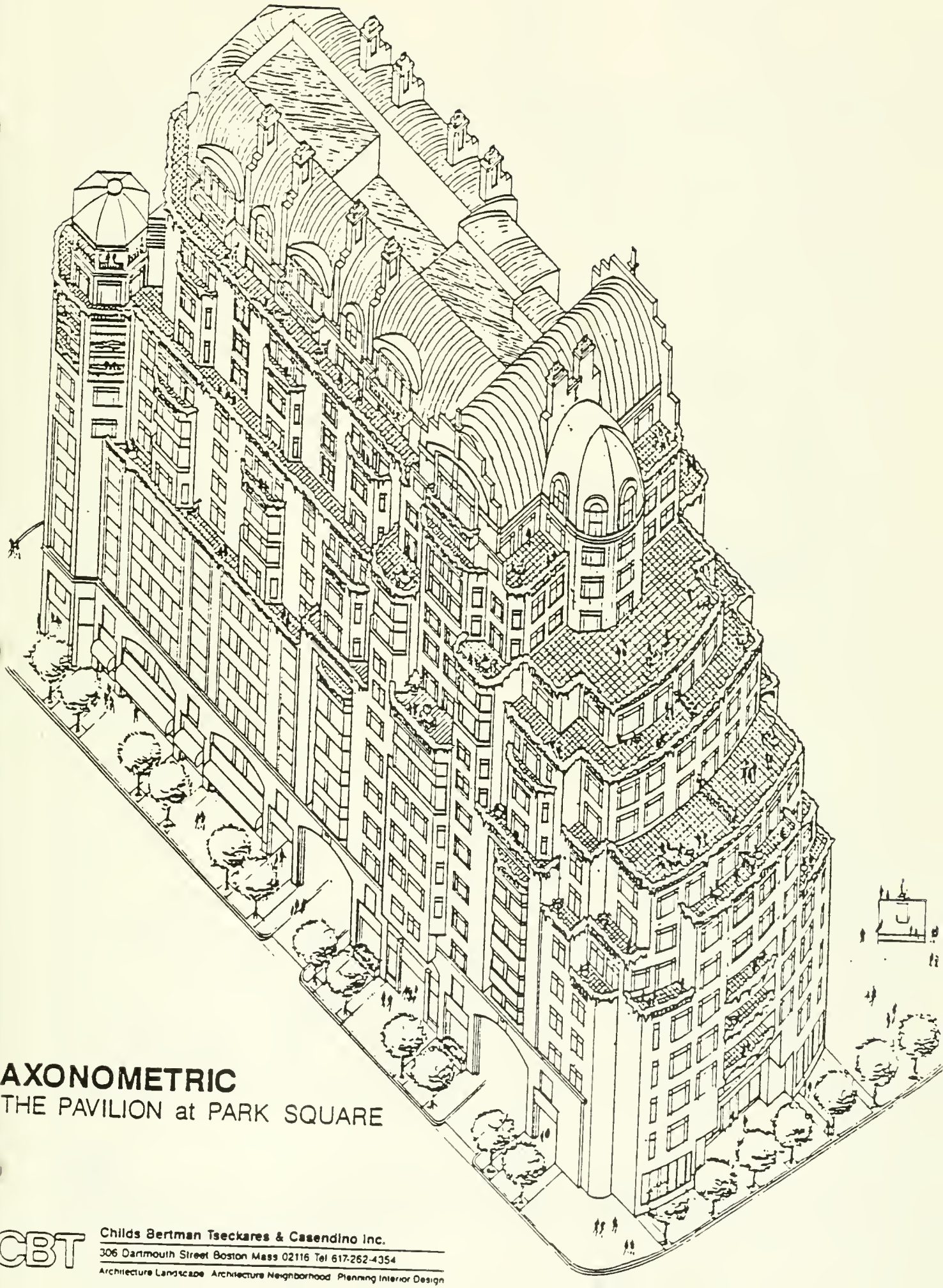
ARTICLE 31 STATUS:

PNF:	8/15/88	PAD:	5/01/89 *
SCOPE:	11/07/88	FPIR:	6/01/89 *
DPIR:	3/15/89 *	AD:	8/15/89 *

PUBLIC HEARINGS:
BRA BOARD DATE: 8/15/89*
BOARD OF APPEAL DATE: not determined

CONSTRUCTION STATUS:
START OF CONSTRUCTION: 3rd Quarter 1989
DATE OF COMPLETION: 4th Quarter 1992

OUTSTANDING ISSUES:
- o project site boundaries (inclusion of sliver parcels



AXONOMETRIC

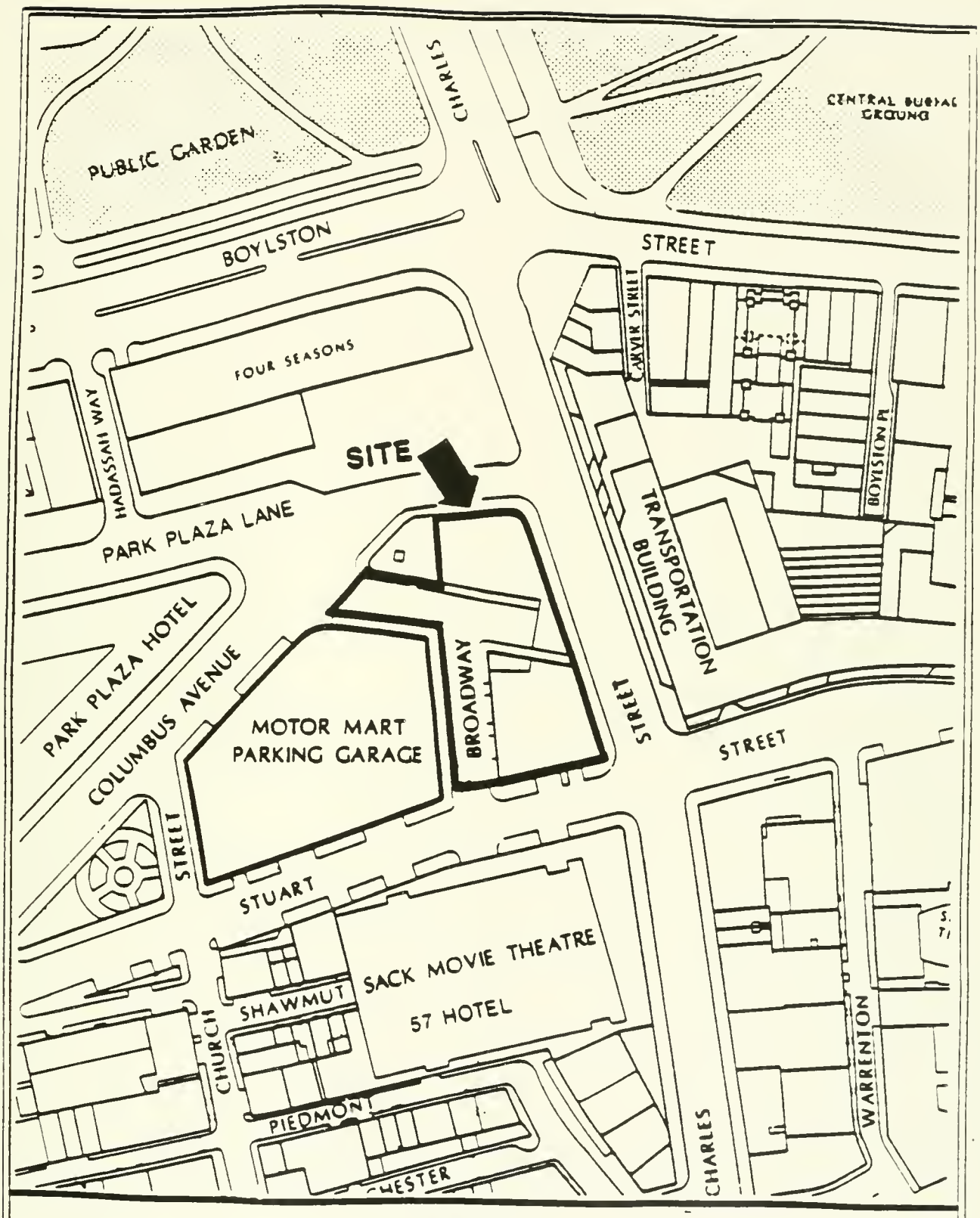
THE PAVILION at PARK SQUARE

CBT

Childs Bertman Tseckares & Casendino Inc.

306 Dartmouth Street Boston Mass 02116 Tel 617-262-4354

Architecture Landscape Architecture Neighborhood Planning Interior Design



Attachment 1

Site Location Map

THE PAVILION AT PARK SQUARE

DRAFTED NOT FINAL

PARCEL C-4

GENERAL INFORMATION:
PROJECT ADDRESS: Stuart and Tremont Streets
DEVELOPER: Frank Sawyer and a yet to be determined partner
ARCHITECT:
LEGAL COUNSEL:

ZONING INFORMATION:
ZONING: Article 38 - PDA III
REQUIRED ZONING RELIEF: Not yet determined

PROPOSAL INFORMATION:
TOTAL SF:
OFFICE SF:
RETAIL SF:
HOTEL SF & ROOMS:
RESIDENTIAL SF & UNITS:
OTHER SF (SPECIFY):
PARKING SPACES:

SITE AREA: 27,000
PROPOSED HEIGHT:
PROPOSED FAR:
TOTAL DEVELOPMENT COST:

PUBLIC BENEFITS:
CONSTRUCTION JOBS:
PERMANENT JOBS:
TAXES:
HOUSING LINKAGE:
JOBS LINKAGE:
CULTURAL:
DAYCARE:

DEVELOPMENT REVIEW STATUS:

ARTICLE 31 STATUS:
PNF: PAD:
SCOPE: FPIR:
DPIR: AD:

PUBLIC HEARINGS:
BRA BOARD DATE:
BOARD OF APPEAL DATE:

CONSTRUCTION STATUS:
START OF CONSTRUCTION: 3rd Quarter 1991
DATE OF COMPLETION: 3rd Quarter 1993

OUTSTANDING ISSUES:

KINGSTON-BEDFORD

As part of the city's Parcel-to-Parcel I project, Metropolitan Structures, one of the nation's top development, firms and Columbia Plaza Associates, a partnership of businessmen from Boston's communities of color, have been tentatively designated as the developers of the Kingston-Bedford parking garage site and Parcel 18, a Roxbury site near the Ruggles Orange Line station.

On the Kingston-Bedford site the team proposes to build a 465-foot building totalling approximately one million square feet of office and retail space. Approximately 875 parking spaces are planned. The total development cost is estimated at $290 million. Linkage money from the development will help fund job creation and affordable housing in Chinatown and Roxbury. A percent of project revenues will capitalize a community development fund for the two impacted neighborhoods. In addition, the developers have committed to provide childcare facilities for 200 children. The project will increase opportunities for MBEs as the developers aim to provide 30% of contracts for goods and services to qualified MBEs.

KINGSTON-BEDFORD

GENERAL INFORMATION
PROJECT ADDRESS: Kingston-Bedford-Essex Streets
DEVELOPER: Metropolitan/Columbia Plaza Venture
ARCHITECT: Jung Brannen
LEGAL COUNSEL: Hale & Dorr

ZONING INFORMATION
IPOD ZONING: South Station EDA
UNDERLYING ZONING: B-10
REQUIRED ZONING RELIEF: Yes

PROPOSAL INFORMATION
DEVELOPMENT PROGRAM
- TOTAL SF: 1,044,000
- OFFICE SF: 1,024,000
- RETAIL SF: 20,000
- PARKING SPACES: 875

SITE AREA: 109,015 SF (prior to Essex widening)
PROPOSED HEIGHT: 465' (510' includes mechanicals)
PROPOSED FAR: 14
TOTAL DEVELOPMENT COST: $290M

PUBLIC BENEFITS:
- CONSTRUCTION JOBS: 2,820
- PERMANENT JOBS: 4,270
- TAXES: $5.76 M
- HOUSING LINKAGE: $4.72 M
- JOBS LINKAGE: $944,000
- COMMUNITY DEVELOPMENT FUND

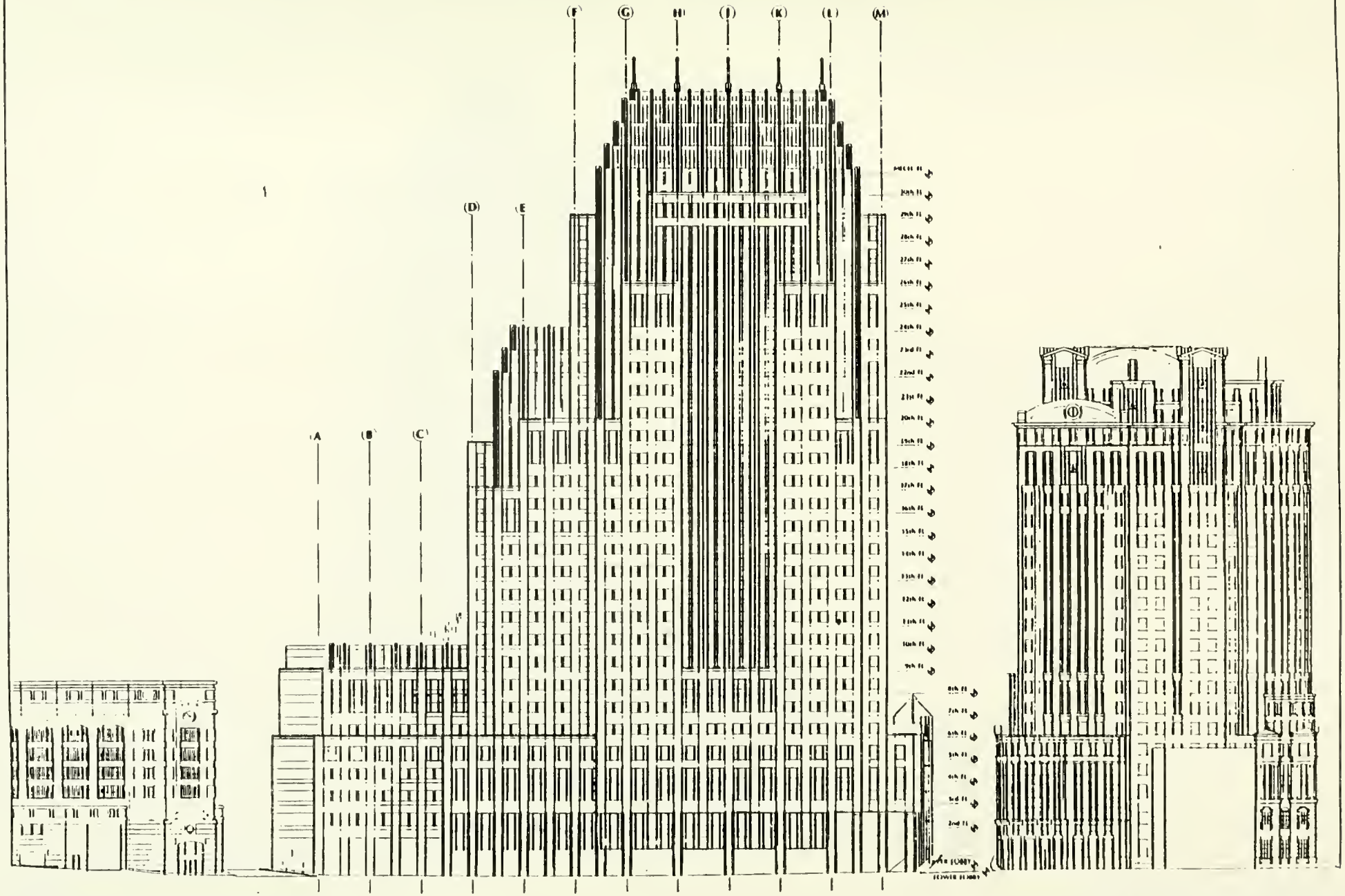
DEVELOPMENT REVIEW APPROVAL STATUS
DIPP HEARING DATE:
SUBJECT TO BCDC REVIEW:
SUBJECT TO ARTICLE 31:
DATE OF BOARD OF APPEAL HEARING:
OTHER SIGNIFICANT DATES:
START OF CONSTRUCTION: 4th quarter, 1989
DATE OF COMPLETION: 2nd quarter, 1992

STATUS:

BRA PROJECT REVIEW TEAM

MANAGER: Tony Williams, Pam Wessling
ARCHITECT: Tom Maistros, Roger Erickson
OTHERS: Laval Wilson, Ting Fun-Yeh, Dick Mertens, Bill Whitney, Juan Carlos Loveluck, Andrea d' Amato, Fernando Milan, Ron Fong, Kelly King

DR/B8



KINGSTON/BEDFORD DEVELOPMENT PLAN

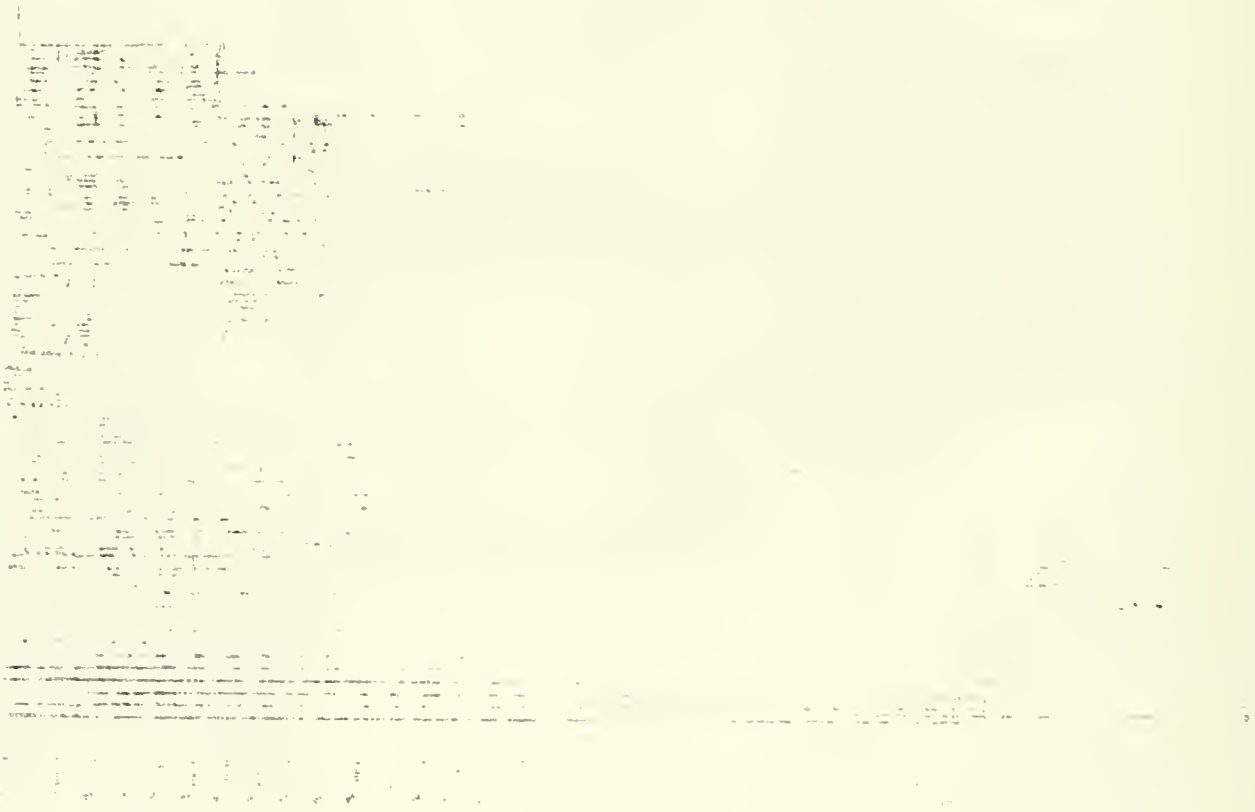
BOSTON, MASSACHUSETTS

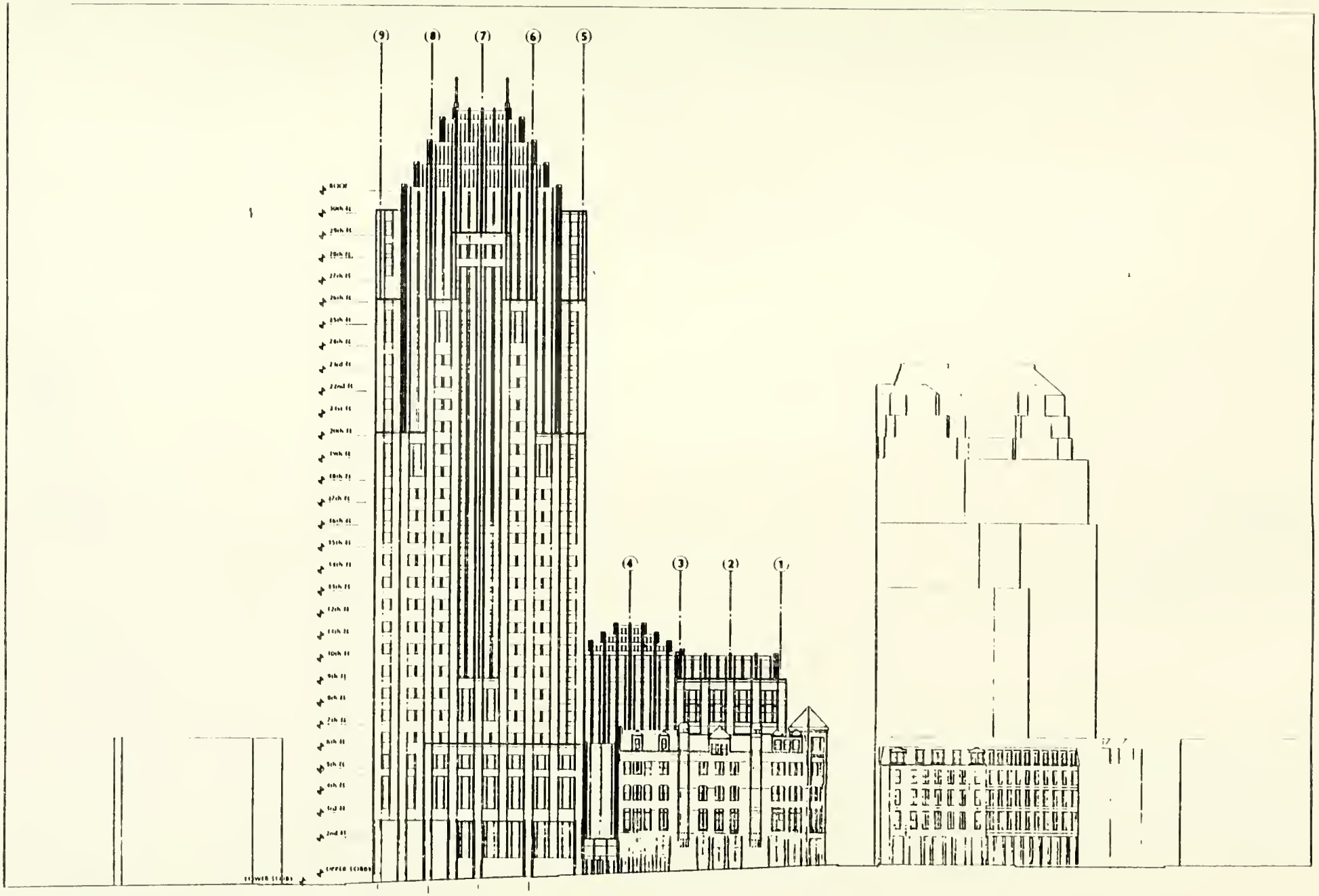
11 JULY 1988

SOUTH ELEVATION ESSEX STREET

METROPOLITAN/COLUMBIA PLAZA VENTURE, DEVELOPER

YU SING JUNG, JUNG/BRANNEN ASSOCIATES, INC., ARCHITECT





KINGSTON/BEDFORD DEVELOPMENT PLAN

BOSTON, MASSACHUSETTS

11 JULY 1988

EAST ELEVATION LINCOLN STREET

0 20 40 80

METROPOLITAN/COLUMBIA PLAZA VENTURE, DEVELOPER

YEE SING JUNG, JUNG/BRANNEN ASSOCIATES, INC., ARCHITECT

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